

ESEE Analysis Worksheet - January 19, 2010 Planning Advisory Group

STEP 1		STEP 2				STEP 3			STEP 4
Natural Resources Inventory (NRI)		Benefits and Impacts				Preliminary Staff Recommendation	What staff has heard so far	PAG Feedback	Program Options
Area		Economic	Social	Environmental	Energy				
Study Area (General ESEE Analysis)	*Columbia River, Columbia Slough, Whitaker Slough, Buffalo Slough, secondary drainageways, wetlands *Riparian vegetation - forest, woodland, shrubland and herbaceous * Special Habitat Areas - riparian corridors, upland grasslands, golf courses, I-205 Bridge	Development	* PDX contributes more than \$175B in imports and exports annually * It is expected that the City will not meet industrial land supply demand over the next 35 years * There is a cost associated with mitigating for impacts to natural resources	* Wildlife Hazard Management for public safety * Employment, income and contribution to regional economy * Historic and cultural values related to industry and business	* Infrastructure requirements to replace impacted functions (e.g. stormwater management) * Off-site impacts related to development potential here vs farther away from the urban area * Resource enhancement through development	* Consolidation of development near regional transportation infrastructure * Location of employment opportunities to employee base * Infrastructure requirements to replace impacted functions	See separate Table: General ESEE Recommendations	* take a more comprehensive approach to natural resources * if there is a comprehensive approach to mitigation and enhancement then the site-by-site regulatory approach isn't necessary * flexibility for the Port to manage for wildlife hazards is essential	Environmental Overlays, Natural Resources Management Plan, Plan District, Natural Resources Agreement, and others
		Natural Resources	* Undeveloped lands provide stormwater management; reduce infrastructure costs * Natural resources reduce heat island effect, improve air quality and reduce risks associated with the effects of climate change (flood storage) * Cost associated with complying with state and federal regulations (e.g. ESA)	* Recreation, access to nature and education * Native American historic and cultural values related to natural resources * Public health - air/water quality and urban heat island * Screen and buffering between incompatible land uses	* Impacts to natural resource functions - higher ranking resources provide more functions * Industrial/employment land uses are more land intensive and have more impacts on natural resources than residential and open space uses * On-site impacts have off-site consequences * Maintaining and enhancing resources supports compliance with state and federal regulations (e.g. CWA)	* Energy to produce gray infrastructure to replace impacted natural resource functions (e.g. pipes vs natural drainage) * Reduced energy needs through enhanced natural resources			
Airfield	* Upland grassland habitat	Development	* Portland International Airport runways, taxiways, terminal, perimeter road * Runway Protection Zones * More frequent and intensive wildlife hazard management than outside the airfield		* Portland International Airport runways, taxiways, terminal, perimeter road	Allow, except limit within 50' of waterways	* allowing development without requiring mitigation could result in a net loss of natural resources * most of the airfield upland grasslands will remain as habitat regardless of the ESEE recommendation * the Port engages in enhancement activities (e.g. contributions to Columbia Slough Watershed Council, Friends of Trees)		
		Natural Resources		* Grassland-associated birds, who are rare or experiencing significant population decline, utilize the airfield upland grassland habitats					
Portland International Center	* Upland grassland habitat * Secondary drainageway and wetlands	Development	* Council decision in 1999 to target industrial development in PIC * All infrastructure is currently in place * PIC is mostly 'shovel ready'		* Public transit access	Allow, instead of limit, except limit within 50' of waterways	* allowing development without requiring mitigation could result in a net loss of natural resources * specific industrial/commercial development is approved/expected in the Portland International Center Plan District * the Port mitigated for impacts to wetlands associated with development in the Plan District		
		Natural Resources		* Grassland-associated birds, who are rare or experiencing significant population decline, utilize the airfield upland grassland habitats					

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Southwest Quadrant	* Upland grassland habitat	Development	* Runway access - runway dependant use are suitable * Will require considerable infrastructure improvements prior to development (e.g. fill, stormwater)				No change to the General ESEE recommendation Limit	* the Port has invested in SW Quad to support future runway-dependant uses * the Port has mitigated for impacts to wetlands as part of the fill project for the SW Quad * the incremental coast of mitigation could be a significant impediment to development * existing City land use approval allows for over one million square feet of development - Port mitigated for transportation impacts * recommendation does not fully recognize the economic importance of the site	
		Natural Resources		* Grassland-associated birds, who are rare or experiencing significant population decline, utilize the airfield upland grassland habitats * Streaked Horned Lark has been documented to nest at SW Quad					
33rd Ave / Deicing Field	* Upland grassland habitat * Secondary drainageways and wetlands	Development	* Will require considerable infrastructure improvements prior to development (e.g. fill, stormwater) * Could meet regional industrial				No change to the General ESEE recommendation Limit, except strictly limit within 50' of waterways	* the incremental coast of mitigation could be a significant impediment to development * recommendation does not fully recognize the economic importance of the site	
		Natural Resources		* Grassland-associated birds, who are rare or experiencing significant population decline, utilize the airfield upland grassland habitats					
Fuel Farm Field	* Upland grassland habitat	Development	* Runway access - runway dependant use are suitable * Will require considerable infrastructure improvements prior to development (e.g. fill, stormwater, transportation)				No change to the General ESEE recommendation Limit	* the Port has invested in Fuel Farm Field to support future runway-dependant uses * the incremental coast of mitigation could be a significant impediment to development * recommendation does not fully recognize the economic importance of the site	
		Natural Resources		* Grassland-associated birds, who are rare or experiencing significant population decline, utilize the airfield upland grassland habitats					
Golf Courses	* Columbia Slough, Whitaker Slough, Buffalo Slough, Elrod Slough, Subaru wetland, secondary drainageways and wetlands * Wide vegetated riparian corridors	Development	* Golf course recreation contributes to the economy and tourism		* Open space uses have less intensive impacts on natural resources because more area is maintained without buildings, parking lots, roads, etc.	* Open spaces have fewer gray infrastructure energy needs because natural resources are maintained to some extent	Strictly limit within high ranking riparian resources and within 50' of waterways Limit within medium ranking riparian resources Allow within upland areas	* staffs needs to talk with golf course owners * the allow recommendation for upland grassland seems inconsistent with the limit recommendation for SW Quad	
		Natural Resources	* Recreation, access to nature and education * Screen and buffering between incompatible land uses	* Migatory bats and bird species utilize the open water and riparian tree canopy for nesting, roosting and as stopover habitat * Upland grassy areas may be used by bats and birds for foraging; however, grassland-associated birds are not utilizing the turf grass	* staff needs to discuss with golf course owners * recommendation to allow for upland grassland seems inconsistent with the SW Quad decision to limit				

Environmental Overlays, Natural Resources Management Plan, Plan District, Natural Resources Agreement, and others

Table: General ESEE Recommendations			
Base Zone	Significant Natural Resources		
	High Rank/ Special Habitat Area	Medium Rank	Low Rank
Industrial Employment	Limit , except Strictly Limit within 50ft of the top-of-bank of open streams, drainageways and wetlands	Allow , except Strictly Limit with 50ft of the top-of-bank of open streams, drainageways and wetlands	Allow
Commercial	Strictly Limit	Limit , except Strictly Limit within 50ft of the top-of-bank of open streams, drainageways and wetlands	
Residential			
Open Space			