

PATHWAY ANALYSIS - SOUTH CORVALLIS REFINEMENT PLAN

Line Item Reference Number	Document ID	Enter relevant data directly from development code			Summary and description of relevant indicators (uses, activity, or standards) impacting habitat	Formatted Response to two key questions: 1) What is the relationship between the source use or activity, the pathway, and the habitat? 2) What is the rationale for scoring this specific pathway for the following parameters; +/- /0 (Col.10 a), Mag.(Col.11 b), Dur. (Col.12 c), Intensity (Col.13 d)?	Direct	Channelization	Impact to PFC POS - Positive NEG - Negative NTRL - Neutral	Magnitude	Duration	Intensity (Impact to Habitat)	Subtotal	Total Score	
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Q	Indirect	Impervious Surfaces													
0	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
LI	DOC	Chapter Name	Sect #	Sect. Name	Description	Discussion/Justification	Filter	Impact	Pathway/Conveyance	+/-/0 (a)	Mag. (b)	Dur.(C)	Int. (d)	ST	Tot.
1	SRP	Land Use	p. 10	Residential	No change in existing residential uses north of Goodnight Avenue	1 - No changes in the existing land use in the northern section of the study area implies no additional impact to stream habitat. 10(a) - Neutral: No change will occur in this part of the study area. 11(b) - Reach: The statement applies to the north section of the study area. 12(c) - NA: No change. 13(d) - None: No change.	D/N	Indirect	Contaminants	NTRL	0	0	0	0	0
2	SRP	Land Use	p. 10	Residential Uses	Four new neighborhoods south of Rivergreen Avenue	1 - The addition of four new neighborhoods would ordinarily result in a negative impact on water quality and habitat because of the additional sources of contaminants. However, when compared to the existing land use scheme, the proposal reduces the total acreage designated residential. It follows that there would be a net positive impact on water quality and stream habitat. 10(a) - Positive: The proposal results in a less intensive development. 11(b) - Reach: The policy applies to the south portion of the study area. 112(c) - Chronic: Land use and activities persist for a long period of time. 13(d) - Low: The shift in land use is marginal.	C/N	Indirect	Contaminants	POS	2	3	1	6	6
3	SRP	Land Use	p. 15	Commercial Uses	A Town Center is proposed as a commercial center	1 - The Town Center replaces other commercially zoned properties with more urban, mixed use opportunities. The Town Center should create no additional sources of contaminants; therefore, there are no impacts to stream habitat. 10(a) - Neutral: The Town Center represents no additional sources of contaminants. 11(b) - Point: The policy applies to a specific site within the study area. 12(c) - Chronic: Land use and activities persist for a long period of time. 13(d) - Low: The shift in land use is marginal.	C/N	Indirect	Contaminants	NTRL	0	0	0	0	0
4	SRP	Land Use	p. 17	Mixed Use Commercial	Redesignate commercial properties to mixed use commercial (MUC)	1 - The MUC replaces commercially zoned properties with more urban, mixed use opportunities. However, when compared to the existing plan, the proposal includes more MUC acreage; therefore, the statement must be considered an intensification of use and detrimental to water quality and stream habitat. 10(a) - Negative: MUC represents an intensification of use. 11(b) - Reach: The policy applies to a portion of the study area. 12(c) - Chronic: Land use and activities persist for a long period of time. 13(d) - Low: The shift in land use is marginal.	C/N	Indirect	Contaminants	NEG	2	3	1	6	6
5	SRP	Land Use	p. 20	Mixed Use Riverfront	No consensus reached on best option - Mixed Use preferred	1 - It is uncertain if the proposed MURiv will occur. However, when compared to the existing plan, the proposal reduces the potential sources of contaminants. 10(a) - Positive: Reduced land use intensity benefits habitat. 11(b) - Reach: The policy applies to a portion of the study area. 12(c) - Chronic: Land use and activities persist for a long period of time. 13(d) - Low: The shift in land use is marginal.	C/N	Indirect	Contaminants	POS	2	3	1	6	6

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6	SRP	Land Use	p. 21	Mixed Use Employment	Less-intensive uses allowed within general industrial areas	1 - Mixed use employment (MUE) replaces other commercially zoned properties with more urban, mixed use opportunities. MUE should create no additional sources of contaminants; therefore, there are no impacts to stream habitat. 10(a) - Neutral: MUE represents no additional sources of contaminants. 11(b) - Point: The policy applies to a specific site within the study area. 12(c) - Chronic: Land use and activities persist for a long period of time. 13(d) - Low: The shift in land use is marginal.	C/N	Indirect	Contaminants	NTRL	0	0	0	0	0
7	SRP	Land Use	p. 23	Limited Industrial Office	Offices would be allowed in light industrial. Industry requiring air quality permits would not be allowed.	1 - The new designation Limited Industrial Office replaces more intensive uses; therefore, the potential for contaminants is reduced. Fewer contaminants result in improved water quality and better stream habitat. 10(a) - Positive: Less intensive uses are allowed. 11(b) - Reach: The policy applies to a portion of the study area. 12(c) - Chronic: Land use and activities persist for a long period of time. 13(d) - Low: The shift in land use is marginal.	C/N	Indirect	Contaminants	POS	2	3	1	6	6
8	SRP	Land Use	p. 23	General and Intensive Industrial Uses	Intended to reduce the potential for heavy industry while providing for Intensive Industrial uses near airport	1 - The new designation reduces the potential for future heavy industrial uses, but allows for intensive uses near the airport. Because the change allows less intensive uses, the potential for contaminants is reduced. Fewer contaminants result in improved water quality and better stream habitat. 10(a) - Positive: Less intensive uses are allowed. 11(b) - Reach: The policy applies to a portion of the study area. 12(c) - Chronic: Land use and activities persist for a long period of time. 13(d) - Low: The shift in land use is marginal.	C/N	Indirect	Contaminants	POS	2	3	1	6	6
9	SRP	Transportation	p. 29	Key Road Connections and Local Circulation	The proposed plan would establish a network of streets	1 - A network of streets is proposed to serve new development. This will greatly increase the amount of impervious surfaces. Impervious surfaces increase the rate of runoff, concentrate pollutants, and interfere with groundwater recharge. Nearly all of the runoff from streets will reach the stormwater system; a smaller amount will infiltrate the ground in adjacent landscapes and lawns. 10(a) - Negative: More impervious surfaces will harm stream habitat. 11(b) - Reach: The policy applies only to a portion of the study area. 12(c) - Chronic: Impervious surfaces persist for a long period of time. 13(d) - High: A large amount of impervious surface will be located in an area adjacent to the river.	C/N	Indirect	Impervious Surfaces	NEG	2	3	3	8	8

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10	SRP	Transportation	p. 29	Key Road Connections and Local Circulation	The proposed plan would establish a major east-west corridor with a crossing of the Mary's River.	1 - Construction of an east-west corridor that crosses the floodplain and river would result in erosion, sedimentation, and contamination of stream habitat during construction. The corridor also would increase impervious surfaces. Impervious surfaces increase the rate of runoff, concentrate pollutants, and interfere with groundwater recharge. Nearly all of the runoff from streets will reach the stormwater system; a smaller amount will infiltrate the ground in adjacent landscapes and lawns. 10(a) - Negative: Impacts from construction and impervious surfaces will harm stream habitat. 11(b) - Point: The policy applies only to a single site. 12(c) - Once: Construction impacts would occur only once. 12(c) - Chronic: Impervious surfaces persist for a long period of time. 13(d) - High: A large amount of impervious surface will be located in an area adjacent to the river.	C/N	Direct	Impervious Surfaces	NEG	1	3	3	7	7
11	SRP	Transportation	p. 32	Proposed Parkways	Three parkways are proposed.	1 - Three proposed parks would reduce the amount of impervious surfaces that might otherwise occur. Impervious surfaces increase the rate of runoff, concentrate pollutants, and interfere with groundwater recharge. Parks will result in less runoff and greater rates of infiltration. The parks are beneficial to stream habitat. 10(a) - Positive: Parks will help reduce impervious surface and runoff. 11(b) - Reach: The policy applies to three sites within the study area. 12(c) - Chronic: Parks would persist for a long period of time. 13(d) - Medium: A large amount of impervious surface will be located in an area adjacent to the river.	C/N	Indirect	Impervious Surfaces	POS	2	3	2	7	7
12	SRP	Transportation	p. 34	Multi-Use Path	A multi-use path is proposed. A part of the loop trail lies within the Willamette Greenway.	1 - The proposed path will add to impervious surfaces within the study area and within the Greenway. Impervious surfaces increase the rate of runoff, concentrate pollutants, and interfere with groundwater recharge. The path will result in more runoff and less infiltration. The path may be harmful to stream habitat. Nearly all of the runoff from the path will infiltrate the ground in adjacent landscapes; a small amount may reach the stormwater system. 10(a) - Negative: The path would add impervious surface. 11(b) - Reach: The policy applies within the study area. 12(c) - Chronic: The path would persist for a long period of time. 13(d) - Low: A large amount of impervious surface will be located in an area adjacent to the river.	C/N	Direct	Buffers	NEG	2	3	1	6	6
13	SRP	Parks, Open Spaces and Special Features	p. 43	New Neighborhood Parks	Four new neighborhood parks are proposed for the area south of Goodnight Avenue.	1 - Four neighborhood parks would reduce the amount of impervious surfaces that might otherwise occur. Impervious surfaces increase the rate of runoff, concentrate pollutants, and interfere with groundwater recharge. Parks will result in less runoff and greater rates of infiltration. The parks are beneficial to stream habitat. 10(a) - Positive: Parks will help reduce impervious surface and runoff. 11(b) - Reach: The policy applies to four sites within the study area. 12(c) - Chronic: Parks would persist for a long period of time. 13(d) - Medium: A large amount of impervious surface will be located in an area adjacent to the river.	C/N	Indirect	Impervious Surfaces	POS	2	3	2	7	7

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14	SRP	Parks, Open Spaces and Special Features	p. 43	New Neighborhood Parks	No statement is present suggesting the ecological or natural value of neighborhood parks.	1 - Open space can serve as a buffer to sensitive natural areas such as wetlands, riparian areas, and waterways. They help mitigate some of the harmful impacts of urbanization by filtering contaminants from runoff, allowing infiltration, providing shade that helps moderate temperature, and allowing opportunities to protect natural drainageways. The proposal should recognize the importance of these natural values. 10(a) - Neutral: Parks have significant natural values. 11(b) - Reach: The policy applies to parks within the study area. 12(c) - Chronic: Parks would persist for a long period of time. 13(d) - Medium: Recognizing the importance natural values of these parks is critical to protecting habitat.	C/N	Indirect	Buffers	NTRL	0	0	0	0	0
15	SRP	Parks, Open Spaces and Special Features	p. 45	Gateways	Elements of the gateway strategy include planter strips with street trees and landscaping and planted medians.	1 - Tree and shrub plantings reduce the amount of impervious surface, consume stormwater, and promote percolation. Reductions in impervious surface and increased percolation rates reduce stormwater "flashes" and improve aquifer recharge by helping maintain bank flow into stream habitat. 10(a) - Positive: Trees and landscaped areas help rebalance the water cycle in an urbanized setting. 11(b) - Reach: The strategy only applies along the Gateway. 12(c) - Chronic: Trees and landscaped areas persist for years. 13(d) - Low: Reduction to impervious surfaces and habitat improvements are slight.	C/N	Indirect	Impervious Surfaces	POS	2	3	1	6	6
16	SRP	Housing and Neighborhoods	p. 47	New neighborhoods	Open space connections to the river are not recognized for natural values	1 - Parks can serve as buffers to sensitive natural areas such as wetlands, riparian areas, and waterways. They help mitigate some of the harmful impacts of urbanization by filtering contaminants from runoff, allowing infiltration, providing shade that helps moderate temperature, and allowing opportunities to protect natural drainageways. The proposal should recognize the important natural values of parks. 10(a) - Neutral: Open space can have significant natural values. 11(b) - Reach: The policy applies to the proposed neighborhood parks within the study area. 12(c) - Chronic: Parks would persist for a long period of time. 13(d) - Medium: Recognizing the importance natural values of these parks is critical to protecting habitat.	D/N	Direct	Buffers	NTRL	0	0	0	0	0
17	SRP	Implementation	p. 58	Transportation	The City will use transportation-demand management to avoid widening South Third Street	1 - By not widening South Third Street, impervious surfaces will be reduced slightly. Impervious surfaces increase the rate of runoff, concentrate pollutants, and interfere with groundwater recharge. Nearly all of the additional runoff would reach the stormwater system. This policy is beneficial to stream habitat. 10(a) - Positive: Less impervious surfaces will benefit stream habitat. 11(b) - Reach: The policy applies only to a portion of the study area. 12(c) - Chronic: Impervious surfaces persist for a long period of time. 13(d) - Low: The reduction in impervious surfaces would be marginal.	C/N	Indirect	Impervious Surfaces	POS	2	3	1	6	6

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18	SRP	Implementation	p .63	Open Space	The multi-use path should be compatible with wildlife and habitat values.	<p>1 - The proposed path must be compatible with wildlife and habitat values. Riparian areas along the Greenway act as buffers to wetlands, habitat and waterways. They help mitigate some of the harmful impacts of urbanization by filtering contaminants from runoff, allowing infiltration, and providing shade that moderates temperature. The statement recognizes the importance of these natural values.</p> <p>10(a) - Positive: The policy recognizes the importance of habitat and potential negative impacts of the proposed path. 11(b) - Reach: The policy applies only to the study area. 12(c) - Chronic: The path would persist for a long period of time. 13(d) - Medium: Recognizing the importance of habitat values is critical.</p>	D/N	Direct	Buffers	POS	2	3	2	7	7