

## Technical Report Summary: Land Use

This summarizes the key findings of the *Draft Environmental Impact Statement* detailed in the *EQRB Land Use Technical Report*.

### Affected Environment

Land use impacts are analyzed at two scales: the immediate project area including the land around the bridge, and the much larger Portland metropolitan region. Commercial and industrial uses occupy the majority of the immediate project area, with the remainder uses a mix of multi-family residential, open space and parks, social services, institutional, parking, right-of-way, and vacant land.

### Mitigation

Displaced land uses could be mitigated by using land that is either vacant or underutilized. In the study area, 16 lots are identified as potential sites for new development or redevelopment to a more intensive use.

More information on this topic is available in the *Draft Environmental Impact Statement* and in the *EQRB Land Use Technical Report*.

### More information

Help shape the future of the Burnside Bridge and visit [BurnsideBridge.org](http://BurnsideBridge.org) for more information.

#### For more information, contact:

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*For information about this project in other languages, please call 503-209-4111 or email [burnsidebridge@multco.us](mailto:burnsidebridge@multco.us).*

*Para obtener información sobre este proyecto en español, ruso u otros idiomas, llame al 503-209-4111 o envíe un correo electrónico a [burnsidebridge@multco.us](mailto:burnsidebridge@multco.us)*

*Для получения информации об этом проекте на испанском, русском или других языках, свяжитесь с нами по телефону 503-209-4111 или по электронной почте: [burnsidebridge@multco.us](mailto:burnsidebridge@multco.us).*

### Impacts from the Bridge Alternatives



#### No-Build Alternative

No major impacts are identified. However, in the event of a major earthquake, the No-Build Alternative would result in bridge failure, limiting access for emergency response and restricting recovery efforts. Access to social services, commercial land uses, and educational institutional use in other parts of the city would be severely affected by a failed bridge.



#### Impacts Common to all Build Alternatives

All build alternatives would require either full or partial acquisitions or business displacements for three parcels located in an Industrial zoned area (IG1) where the primary purpose is to provide land for a variety of industrial purposes. These parcels include Pacific Coast Fruit Company, Rose City Transportation, and American Medical Response.



#### Enhanced Seismic Retrofit Alternative

Would impact 0.04 acres of commercial, 1.63 acres of industrial, 0.3 acres of parking, and 0.08 acres of vacant land. This alternative would also permanently remove the Burnside Skatepark (all other alternatives would avoid this).



#### Replacement Alternative with Short-Span Approach

Would have very similar land use and construction impacts as with the Retrofit Alternative.



#### Replacement Alternative with Long-Span Approach

Would have very similar land use impacts as with the Retrofit and Short-Span Alternatives. This Alternative would not require bridge supports in Waterfront Park resulting in an overall increase in area available to the park for recreation or recreation support services use.



#### Replacement Alternative with Couch Extension

Would have very similar construction impacts as the other build alternatives with a few differences. This alternative would demolish the existing Pacific Coast Fruit Company building, and it would eliminate a pedestrian/bicycle and multiuse path located between multi-family residential and office buildings on the east side of the bridge.

### Impacts from Construction Traffic Management



#### Without a Temporary Bridge

Not using a temporary bridge could result in minimal adverse impact on businesses and residents due to longer trip times and detours.



#### With a Temporary Bridge

Building a temporary bridge would add 1.5 to 2 years of construction closures to the land uses. A temporary bridge would result in 0.73 acres of additional land affected in park/open space land and vacant land.