

## Addendum One / RFP 11-1825

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### RFP 11-1825

# Oregon Zoo Conditional Use Master Plan and Environmental Review

The following questions and subsequent answers were submitted on this solicitation. In the interest of fairness, this information is being provided to all interested proposers.

**Q:** The RFP's title refers to Environmental Review (ER), and ER is mentioned in passing at Subtask 1.2.c., but no detailed information is provided about the number and types of environmental impacts that would trigger the ER process.

Are there known projects or locations where the Zoo's desired development plans will necessarily encroach into the City's Ec (conservation) or Ep (protection) Overlay Zones (the E-zones)?

Which, if any, of the Zoo Bond Funded Projects in the Capital Master Plan are known or anticipated to involve E-zone impacts?

Do "existing consultant studies and assessments" as cited in Subtask 1.3 include biological assessments of existing conditions in the Ec or Ep Overlay Zone areas? If so, how recent are the reports?

Subtasks 1.3.a and b suggest a design team process for evaluating alternatives in order to meet zoning code criteria. Where the alternatives involve differing levels of impacts or encroachments on E-zone areas, the evaluation process may benefit greatly from informed consideration of possible environmental impacts and mitigation requirements as well as federal and state-level permitting that may also be required for some options but not others. With that in mind,

- Does Metro or the SRG Partnership Team (as currently constituted) possess this level of environmental permitting expertise?
- Will the proposing consultant/team be expected to provide that level of environmental assessment/permitting expertise within the scope of this RFP/contract?
- Will this contract be limited to advising Metro and the SRG Partnership Team when such additional expert services are indicated, and helping to scope the needed supplemental work?

Subtasks 1.4 and 1.5 refer only to Conditional Use / CUMS application submittal. Should these be understood to include ER in a simultaneous, companion procedure?

- Even when bundled in this manner, ER is a separate land use application with its own set of approval criteria, requiring specialized technical evidence, legal findings, and in some instances also inter-agency (federal and state) permitting.
- If the Zoo elects to pursue development options that involve significant E-zone impacts, the ER evidence and findings burden (to say nothing of the potential for public controversy and focused appeals) may match or exceed those associated with the rest of the CUMS process.
- In the absence of some indication of the Zoo's stance with regard to E-zone regulations -- where the continuum of design options runs from "avoid impacts" through "minimize impacts and required mitigation" and on out to "impact E-zones and mitigate as necessary to obtain approval" -- it is daunting to try to estimate the level of effort that could be required.

**A:** The Master Plan work is not yet completed. Therefore, Metro cannot state with certainty what the impacts will be. However, the agency is working on the assumption that it will need to conduct a site-wide environmental review. (The on-site elephant exhibit project, which is moving ahead with land use reviews separate from the overall conditional use review process, does have conservation overlay zone impacts.) Metro can provide additional information after upcoming design team meetings.

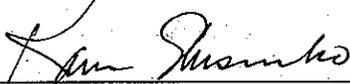
Proposers should assume that any biological assessments or ecological assessments will be conducted by the master plan team. The land use consultant may help to identify and clarify what additional technical information is needed. Currently, the stormwater assessment and updated strategic plan is underway.

The point raised about evaluating alternatives and decision-making is valid. Metro does have expertise on board currently and views the role of the land use consultant as providing advice on choices and implications of the master plan.

What Metro is seeking in this RFP is a seasoned land use consultant to work with Metro staff and the SRG team to guide the finalization of the master plan and assist with carrying it through the City review process. The selected consultant will actually write the CU application and potential Environmental Zone application, coordinate the necessary supporting studies and documents to be included in the application and interface with City staff to move this as smoothly as possible through the review process. Metro has had early discussions with City staff regarding all the issues raised (and more), and is aware of the criteria that it will need to meet going through the process.

All other terms and conditions of the original RFP remain in full force.

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Karen Slusarenko, CPPB  
Metro Procurement Analyst