South Waterfront Greenway Design Guidelines

North Macadam Urban Renewal Advisory Committee
April 10, 2008
South Waterfront Greenway Design Guidelines

Overview
Design Guidelines
Discussion
Next Steps
Questions
The City of Portland is required to regulate development within the Willamette Greenway (“g overlay zone”) consistent with state law and Statewide Planning Goal 15, Willamette River Greenway.

Chapter 33.440 of the Zoning Code regulates development in the “g” overlay through a combination of prescriptive development standards discretionary greenway review.
Generally the code requires:

- A 25 foot setback for new development
- The dedication of a trail easement
- Native plant landscaping improvements, and
- The development of viewpoints (if required)

This chapter of the code is not applicable in the South Waterfront District.
In South Waterfront the Zoning Code provides three options to make required greenway improvements:

- Development Standards (Prescriptive)
- Greenway Review (Discretionary)
- Greenway Development Plan Review (Discretionary)
The current project seeks to create enhanced code provisions (purpose statements and other approval criteria) and design guidelines.

These new provisions will be applicable only to applicants choosing to implement the Greenway Development Plan (GDP) as their preferred option to make greenway improvements.

These amendments are intended to make the process to implement the GDP easier for individual applicants and reviewers at the City.
Amend existing South Waterfront Greenway Review provisions, Section 33.851 & South Waterfront Design Guidelines to address GDP

Allows proposals to implement GDP as part of existing design review process applicable to all projects in South Waterfront

Guideline approach provides added flexibility and review of proposals in public venue (Design Commission)

Appeals, if necessary, would be in public hearing with City Council
Additional Zoning Code Amendments

- Repeal required Residential Development Area
- Exempt “Hotels” from existing prohibition on retail, sales and services.
South Waterfront Greenway Design Guidelines

Current Greenway Design Guidelines:

1. Enhance the Riverbank
2. Develop a Cohesive Greenway Trail System
3. Define Viewpoints
4. Design Diverse Plant Communities

Applies to:
- Development Standards (Prescriptive)
- Greenway Review (Discretionary)
South Waterfront Greenway Design Guidelines

Current:
1. Enhance the Riverbank
2. Develop a Cohesive Greenway Trail System
3. Define Viewpoints
4. Design Diverse Plant Communities

Additional Proposed:
- Define and strengthen the Reaches
- Activate the Greenway
- Incorporate a Diverse Set of Gathering Places
- Integrate Materials, Structures, and Art

** Introduction & Appendix

Will apply to:
- Greenway Development Plan Review (Discretionary)
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Proposed Design Guidelines for Greenway Development Plan Review:

Introduction

1. Define and Strengthen the Reaches
2. Develop a Cohesive Greenway Trail System
3. Enhance the Riverbank
4. Activate the Greenway
5. Incorporate a Diverse Set of Gathering Places
6. Integrate Materials, Structures, and Art
7. Design Diverse Plant Communities

Appendix
Introduction

- Intent of the Greenway Development Plan
- Flexibility with respect to ground conditions
South Waterfront Greenway Design Guidelines

1. Define and Strengthen the Reaches
   (history, hydrology, habitat potential)

2. Develop a Cohesive Greenway Trail System

3. Enhance the Riverbank
4. Activate the Greenway

4-1: Incorporate a variety of active uses.
4-2: Design building edges to contribute to the activity and safety of the greenway.
4-3: Provide clear connections to the greenway from streets and accessways.
4-4: Provide continuity to the greenway from adjacent open spaces.
4-5: Design areas under bridges to take advantage of physical, structural, historical, and wayfinding opportunities.
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5. Incorporate a diverse set of gathering places

6. Integrate Materials, Structures, and Art
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7. Design Diverse Plant Communities
   - General Habitat Enhancements
   - Specific Habitat Types (8 types)

Appendix
   - Greenway Development Plan
   - Plant List
   - History
   - Art Plan
   - Glossary of Terms
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Proposed Design Guidelines for Greenway Development Plan Review:

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Appendix
Design Commission Input
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Specific Discussion Points

Introduction
1. Define and Strengthen the Reaches
2. Develop a Cohesive Greenway Trail System
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Appendix
4. Activate the Greenway

4-1: Incorporate a variety of **active uses**.

**Discussion:**
- **What?** Define active uses

  **33.510.225 Ground Floor Active Uses:**
  Active uses include but are not limited to: lobbies, retail, residential, commercial, and office.

- **Where?**
- **How much?**
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4. Activate the Greenway

4-1: Incorporate a variety of active uses.
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4. Activate the Greenway

4-1: Incorporate a variety of active uses.
4-2: Design building edges to contribute to the activity and safety of the greenway.

Discussion:
- How should residential face greenway?
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4. Activate the Greenway

4-1: Incorporate a variety of active uses.
4-2: Design building edges to contribute to the activity and safety of the greenway.
4-3: Provide clear connections to the greenway from streets and accessways.

Discussion:
- universal streets on the greenway?
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Next Steps

April 3, 2008:
Design Commission Briefing

June 19, 2008:
Design Commission Briefing/Work Session

August 2008:
Planning Commission Briefing, Design Commission Briefing

September 2008:
Planning Commission Hearing, Design Commission Hearing

Outreach:
Meet with URAC, Greenway Partnership Group
Public Open House