

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



Greenway Regulatory Requirements 101

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.

Greenway Regulatory Requirements 101

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.

Greenway Regulatory Requirements 202

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)



Greenway Regulatory Requirements 202

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.

Greenway Development Plan: Code Approach

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.

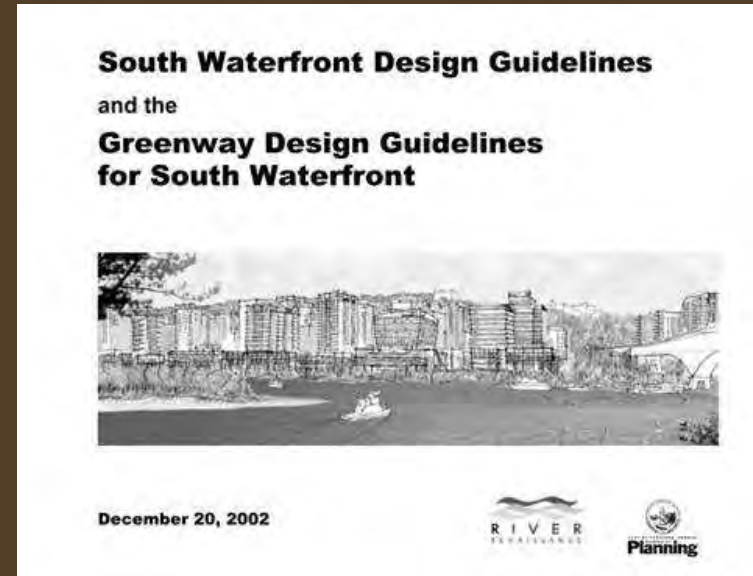
South Waterfront Greenway Design Guidelines

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)

South Waterfront Greenway Design Guidelines

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

South Waterfront Greenway Design Guidelines

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



South Waterfront Greenway Design Guidelines

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.



South Waterfront Greenway Design Guidelines

5. Incorporate a diverse set of gathering places

6. Integrate Materials, Structures, and Art



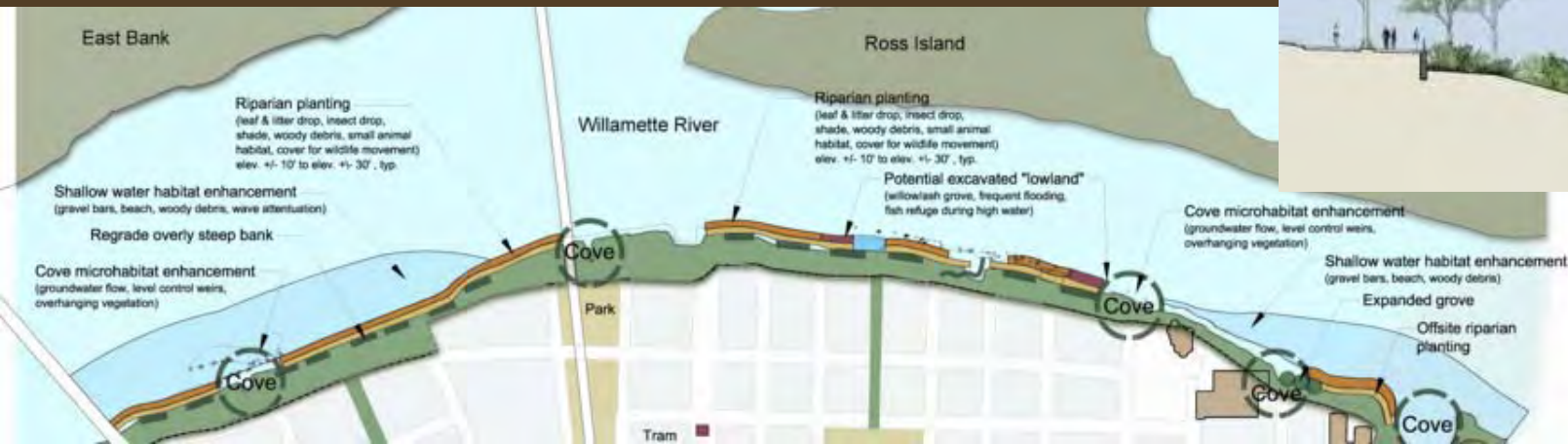
South Waterfront Greenway Design Guidelines

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



South Waterfront Greenway Design Guidelines

Proposed Design Guidelines for Greenway Development Plan Review:

Introduction

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2. Develop a Cohesive Greenway Trail System
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Appendix



Design Commission Input

South Waterfront Greenway Design Guidelines

Specific Discussion Points

Introduction

1. Define and Strengthen the Reaches
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Appendix



South Waterfront Greenway Design Guidelines

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?

South Waterfront Greenway Design Guidelines

4. Activate the Greenway

4-1: Incorporate a variety of active uses.



South Waterfront Greenway Design Guidelines

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?



South Waterfront Greenway Design Guidelines

4. Activate the Greenway

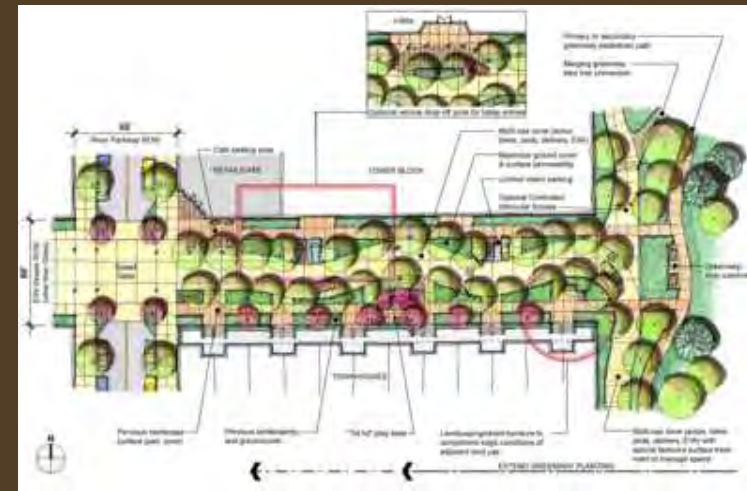
4-1: Incorporate a variety of active uses.

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?



South Waterfront Greenway Design Guidelines

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

