



South Waterfront North District DA Implementation

Design Commission Directors Briefing
December 15, 2016

Overview

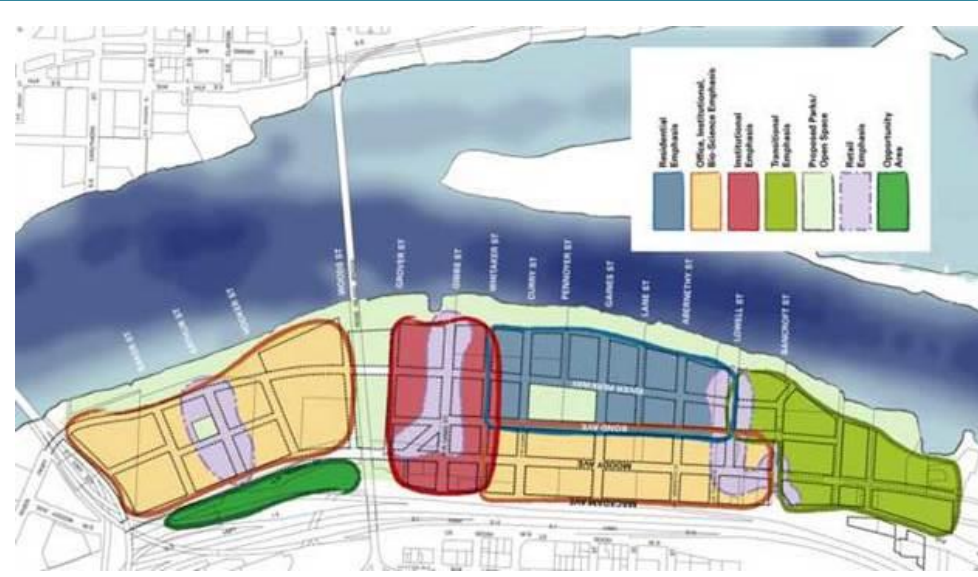
- South Waterfront
- 2015- 2016 Implementation
- ZRZ Master Plan



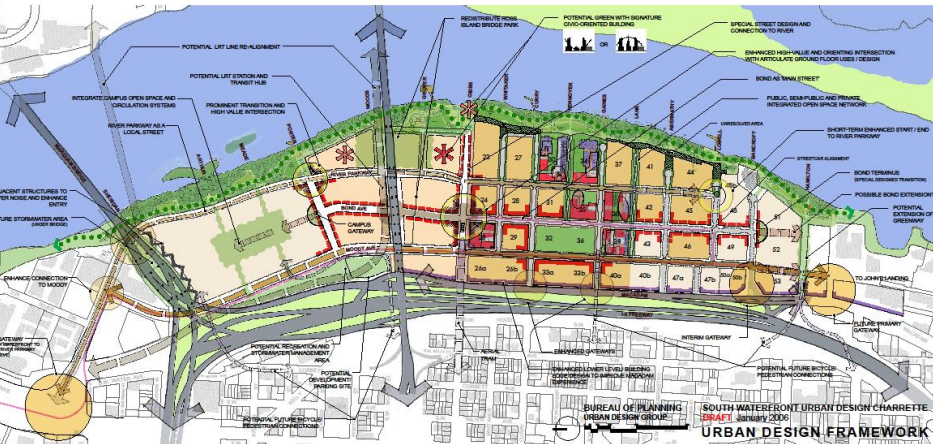
South Waterfront Plan Evolution



1999: North Macadam Framework Plan



2002: South Waterfront Plan

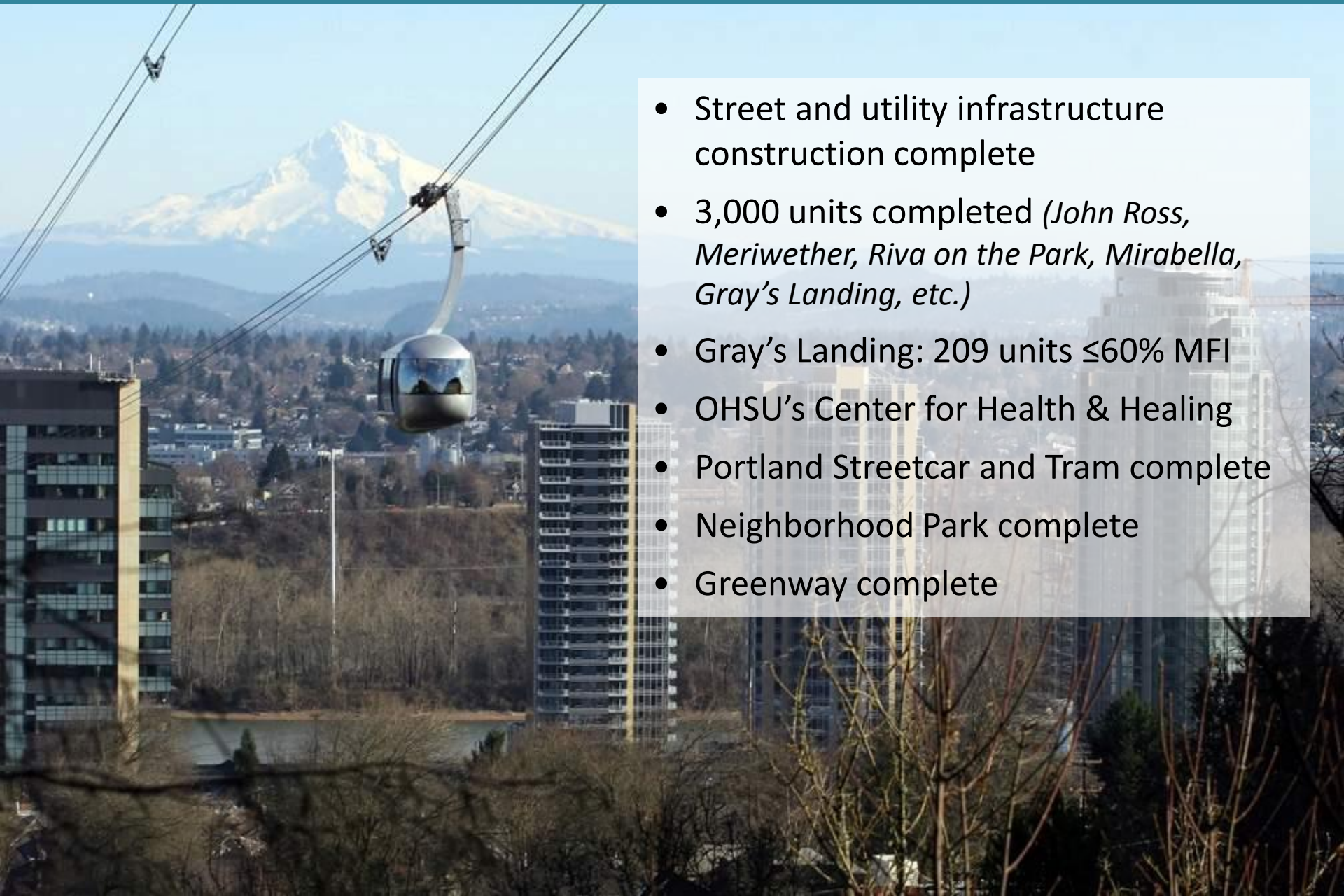


2006: South Waterfront Concept Plan



2009: South Waterfront Concept Plan

Central District: Where We Are Today



- Street and utility infrastructure construction complete
- 3,000 units completed (*John Ross, Meriwether, Riva on the Park, Mirabella, Gray's Landing, etc.*)
- Gray's Landing: 209 units $\leq 60\%$ MFI
- OHSU's Center for Health & Healing
- Portland Streetcar and Tram complete
- Neighborhood Park complete
- Greenway complete

District Activities

RiverPlace

- Parcel 3 – Developer Selected
 - Affordable Housing
 - Ground floor commercial
- Parcel 8 - Hotel open

North District

- ZRZ/Zidell Companies
 - Clean up completed by property owner
 - Emery complete
 - Development Agreement OHSU Schnitzer Campus development
 - CLSB complete
 - KCRB under construction

Central District

- Block 37 under construction
- OHSU Blocks 28 & 29 under construction
- Block 41 in design

“South Portal”

- Transportation analysis
- Redevelopment opportunities analysis

North District Development Agreement

Opportunity

- Deliver on public goals for North Macadam
 - 10,000 quality jobs
 - 3,000 housing units
 - ~200 affordable housing units
 - Greenway extension and new open space
- Leverage City investment in Central District and Portland-Milwaukie Light Rail alignment
- Support OHSU Knight Cancer Challenge through SW Bond construction
- Advance new development on 30 acres of privately held South Waterfront land
 - Private projects will comply with PDC Business Equity and Workforce Equity program requirements
 - Private development will be party to a Project Apprenticeship Agreement



North District DA Implementation: 2015-2016

Development Agreement Signed:

July 2015

Orange Line/Streetcar/Tilikum Bridge:

September 12, 2015 opened

Intergovernmental Agreements:

November 2015

Affordable Housing Option:

PHB-ZRZ appraised value agreement

Streets - Bond Avenue:

30% Full Alignment Design Complete

North of Porter (Interim)

- Full Design Complete
- Surcharge/Wall contract out to Bid

District Systems:

Stormwater – in process

Energy – OHSU Schnitzer Campus

Open Space Partnership

Initiated

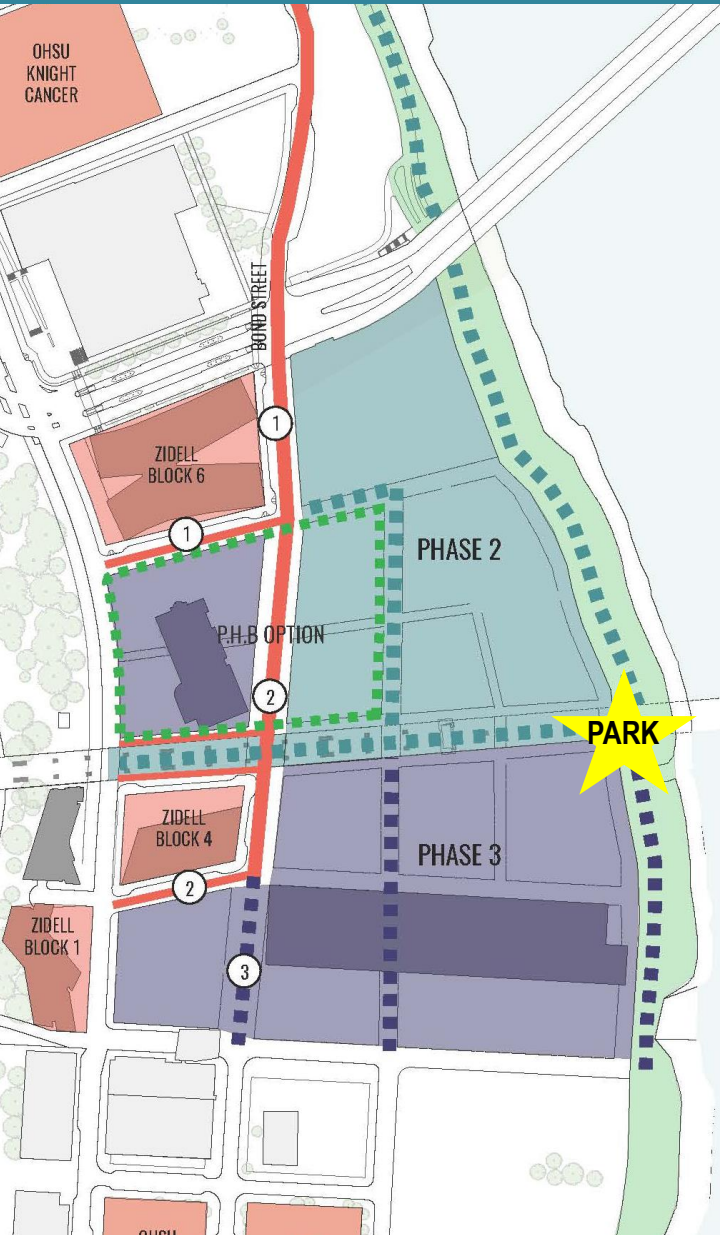
Greenway Master Plan Update

Initiated

OHSU KCRB

Construction started

ZRZ 2015 - 2016



Existing DA

Since signing DA, ZRZ has:

- Hired Director of Development
- Hired Sasaki/West 8 to complete detailed Master Plan
- Initiated Open Space Partnership w/ PPR
- Initiated Greenway Master Plan Update w/ PPR
- Announced last barge construction (May 2017)
- Initiated barge business clean-up
- Pursued Phase 1 tenants (LOI in process)



Master Plan Images

ND DA Implementation – Design Commission

December 2016:

- DA Implementation Briefing

2017 - 2020:

- ZRZ Private Development
- Streets(PBOT)
 - Street Plan Amendment: Alignment, Streetcar return to Moody, Special Design Areas, Underground Wiring District
 - Gibbs Street – Special Design Area
 - Bond Street North of Porter – Special Design Area
- Parks and Open Space (PP&R)
 - Greenway Master Plan
 - Greenway Design (Phasing TBD)
 - Park(s) Design



Remaining slides after ZRZ presentation

ZRR Master Plan – City Agreement



The map illustrates the ZRR Master Plan area, featuring 13 numbered lots (1-13) and various streets and infrastructure. The area is bounded by Moody Ave to the north, Bond Ave to the west, and the Ross Island Bridge to the south. The map shows a grid of streets including SW Grover St, SW Woods St, SW River Pkwy, and SW Whitaker St. Lot 1 is a large rectangular lot at the top left. Lot 2 is a smaller lot to its right. Lot 3 is a large rectangular lot in the center. Lot 4 is a large rectangular lot to the right of Lot 3. Lot 5 is a large rectangular lot to the right of Lot 4. Lot 6 is a large rectangular lot to the right of Lot 5. Lot 7 is a large rectangular lot to the right of Lot 6. Lot 8 is a large rectangular lot to the right of Lot 7. Lot 9 is a large rectangular lot to the right of Lot 8. Lot 10 is a large rectangular lot to the right of Lot 9. Lot 11 is a large rectangular lot to the right of Lot 10. Lot 12 is a large rectangular lot to the right of Lot 11. Lot 13 is a large rectangular lot to the right of Lot 12. The map also shows a river, a bridge, and a park area. A compass rose is located in the bottom right corner.

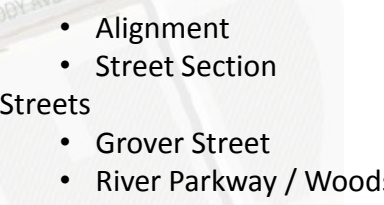
Streets and Infrastructure

- Bond Avenue
 - Alignment
 - Street Section
- Streets
 - Grover Street
 - River Parkway / Woods St
 - E/W Streets

Parks and Open Space

- Parks
 - Three park concept
- Greenway
 - 10% Concept Plan Update in process

- Bond Avenue

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- A map of Bond Avenue, a major thoroughfare in San Jose, California. The map shows the route of Bond Avenue from the north to the south. Key features include:
- Bond Avenue** (Main route)
 - Alignment** (Indicated by a red line)
 - Street Section** (Indicated by a blue line)
 - Streets** (Indicated by green lines)
 - Grover Street**
 - River Parkway / Woods St**
 - E/W Streets**

- Parks

- Parks
 - Three park concept
- Greenway
 - 10% Concept Plan Update in process

ZRZ Master Plan – Issues to be Resolved



Streets and Infrastructure

- Bond Avenue
 - Phasing
- Streetcar
 - Return to Moody
- Gibbs St
 - Width
 - Park interface
- Non-Standard Streets

Parks and Open Space

- Parks
 - Specific dimensions
 - Acquisition
- Greenway
 - Slipway
 - Transition Trails

District Systems

Stormwater solution

Land Use

Retail SF limitation

ZRZ Master Plan Phase 1: 2017 - 2022



ZRZ Development – Ph 1

2017 - 2020:

- Barge business close-out
- Ph1 Design Development
- DA Amendment
- Permits/Construction

2020:

- BI 7: Destination Retail
(Barge Building rehab)
- BI 8: Creative office/parking

2022:

- BI 4: Grocery store/parking

Anticipated Infrastructure

2017 – 2020:

- Street Plan Amendment
- Bond Avenue phasing
- Streetcar return to Moody
- District Stormwater Solution
- DA Amendment
- PPR acquisition (TBD)
- Design/ Permits /Construction

2020:

- Heritage Park (open w/ BI 7?)
- Bond Avenue / Grover St
- Gibbs St
- East/West Streets

2022:

- Gantry Plaza (open w/ BI 4?)
- Ross Island Bridge Park – Ph 1
- Slipway Greenway
- River Parkway