



# N/NE QUADRANT & I-5 BROADWAY/WEIDLER PLANS

City Council Hearing

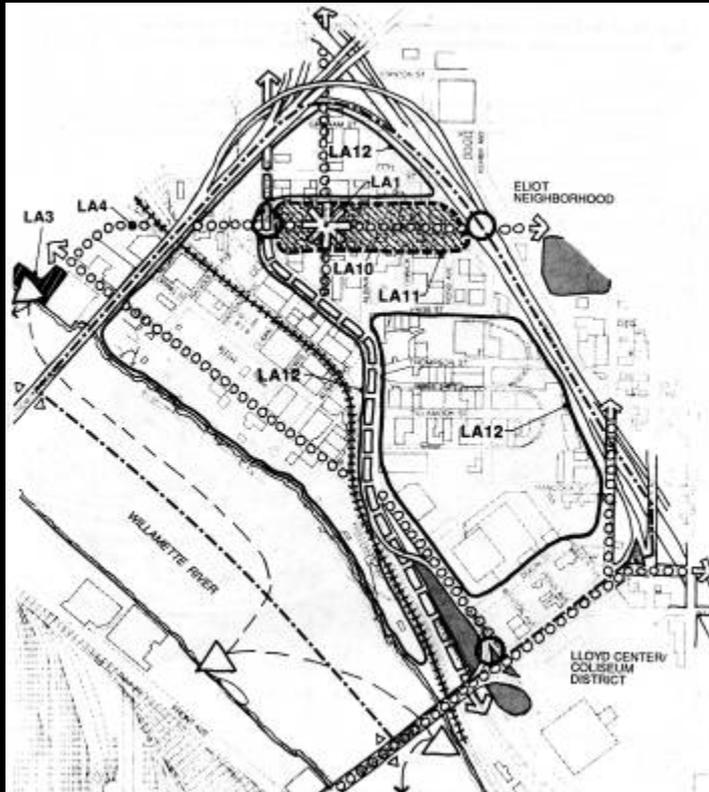
October 25, 2012



# **AGENDA**

- 1. Project Introduction**
- 2. N/NE Quadrant Plan Highlights**
- 3. I-5 Broadway/Weidler Facility Plan Highlights**
- 4. Stakeholder Advisory Committee Testimony**
- 5. Public Testimony**
- 6. Council Action on Resolution**

# PURPOSE: UPDATE 1988 CENTRAL CITY PLAN

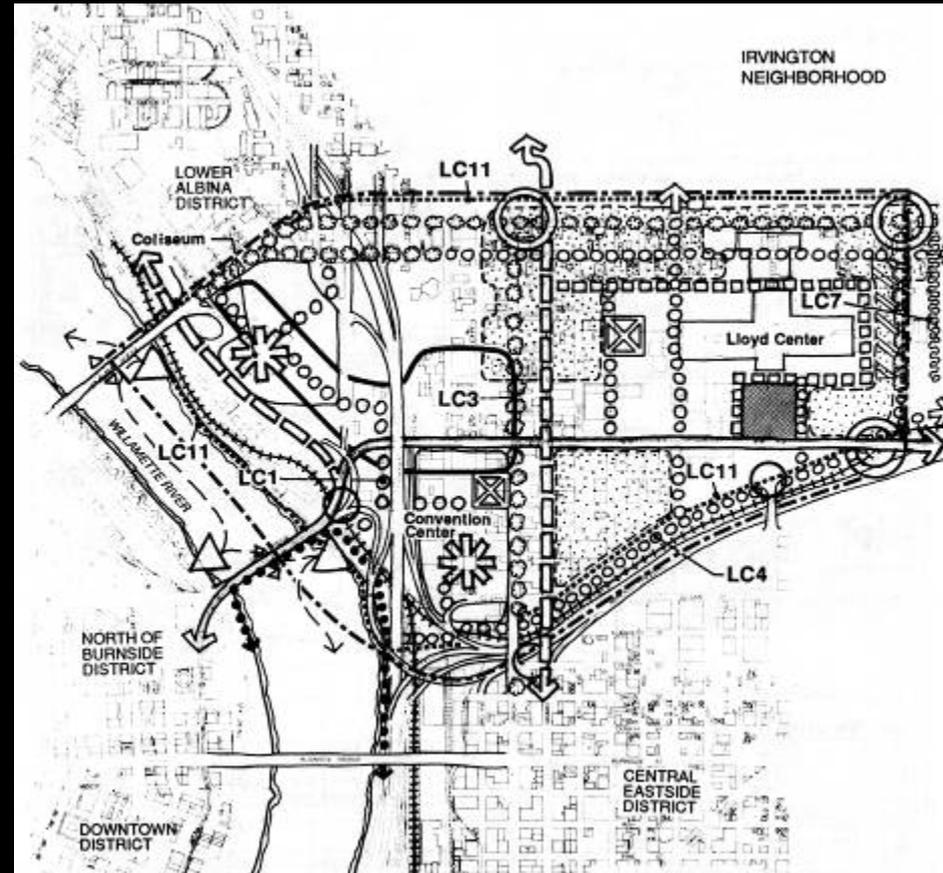


## LOWER ALBINA

“strengthen the economic development of the area as an industrial employment area”

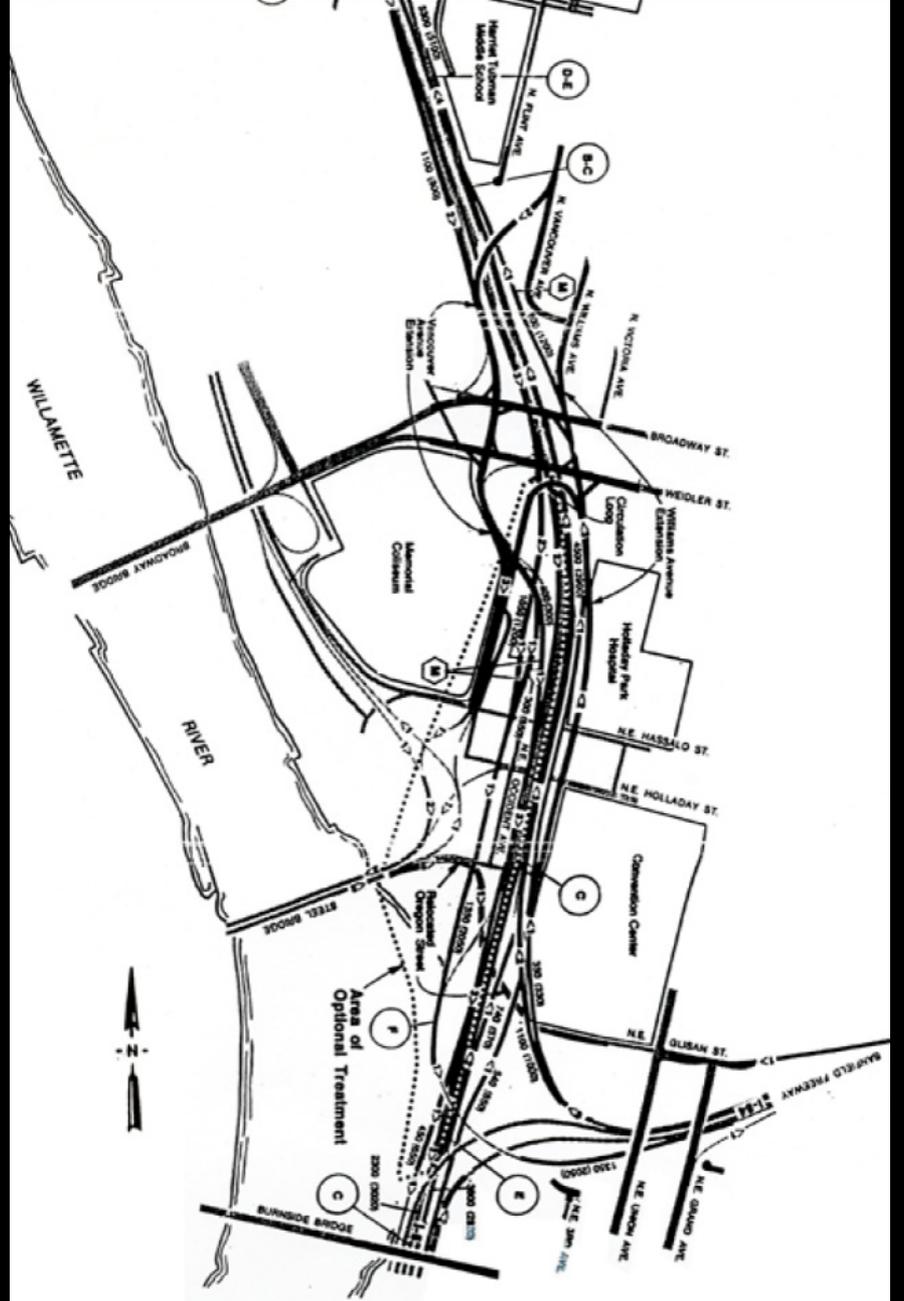
## LLOYD DISTRICT

“eastern anchor of Central City retailing and locate highest density new development in areas served by light rail”



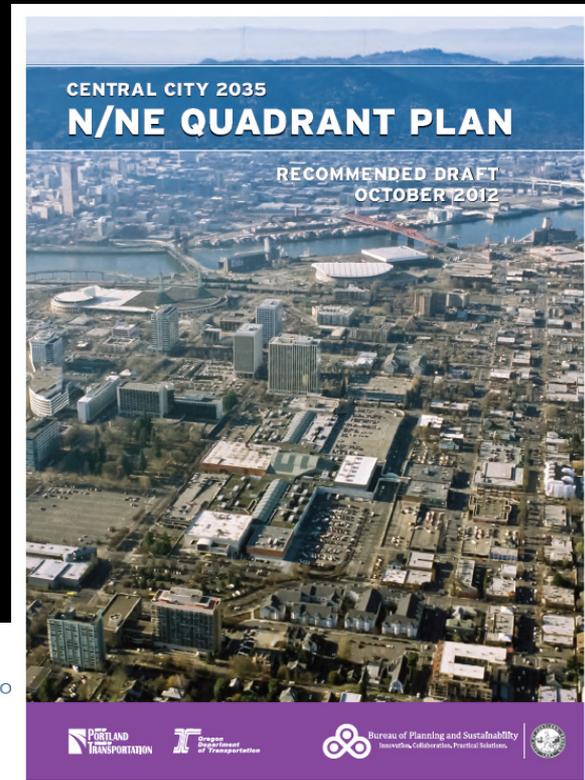


# PURPOSE: ADDRESS I-5 BROADWAY/WEIDLER INTERCHANGE



## REQUEST OF CITY COUNCIL:

- a) Adopt the N/NE Quadrant Plan (by non-binding resolution)
- b) Recommend that the OTC adopt the I-5 Broadway/Weidler Facility Plan
- c) Direct PBOT to work with ODOT to:
  - a) seek funding to implement the Facility Plan and
  - b) implement near-term safety improvements in the vicinity of the interchange.
- d) Direct PBOT and BPS to work with ODOT to designate the N/NE Quadrant a Multimodal Mixed-Use Area (MMA).



N/NE Quadrant and I-5 Bro

### Facility Plan

#### I-5 Broadway/Weidler Interchange Improvements



October 2012  
Recommended Draft



# N/NE QUADRANT STUDY AREA





# PROCESS

## PROJECT TIMELINE

September 2010	Fall 2010	Winter 2010	Spring/Summer 2011	Fall/Winter 2011/2012	Spring/Summer 2012	Fall 2012
Project Start-up	Background and Existing Conditions	Set Project Goals and Scope Identify Issues, Opportunities and Constraints	Develop Concept Alternatives	Select Preferred Concept	Develop Plan	Adoption/ Approval Process

## PUBLIC EVENTS

	Community Walks September 2010	Public Open House November 2010	Charrettes February/April 2011 Public Open House June 2011	Public Open House February 2012	Extended Public Comments SAC Meetings June 2012	Planning & Sustainability Commission September 2012 City Council October 2012
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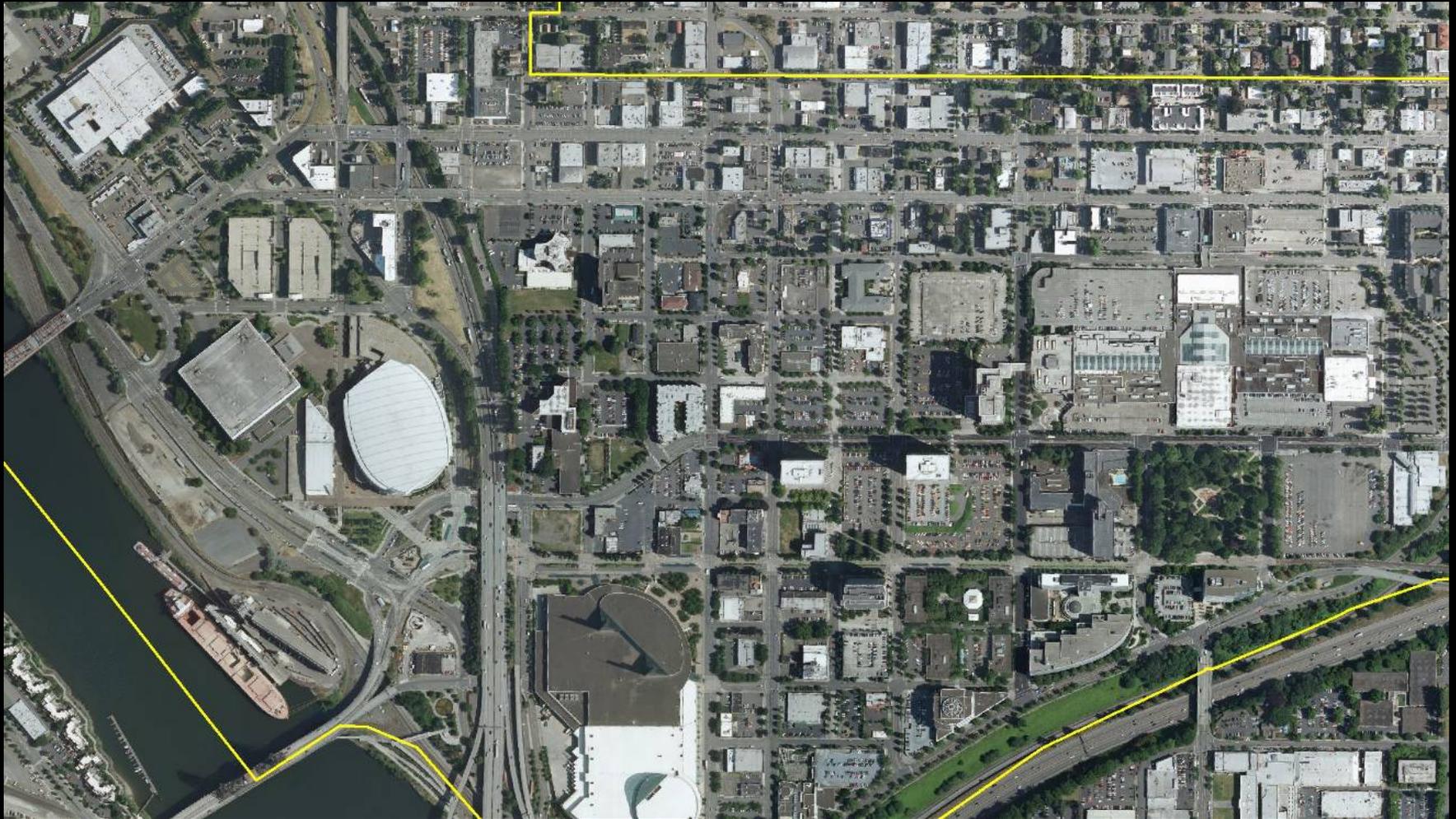
## Meetings and Events

- 19 SAC meetings**
- 14 SAC subcommittee meetings**
- 4 Open Houses**
- 2 Charrettes**
- 3 Community Walks**
- ~85 Other community and stakeholder meetings**

**Total attendance estimate: ~2,800 people**

# N/NE QUADRANT: 60 YEARS OF CHANGE

2009





**I-5 Construction at the I-84 Interchange, 1962**



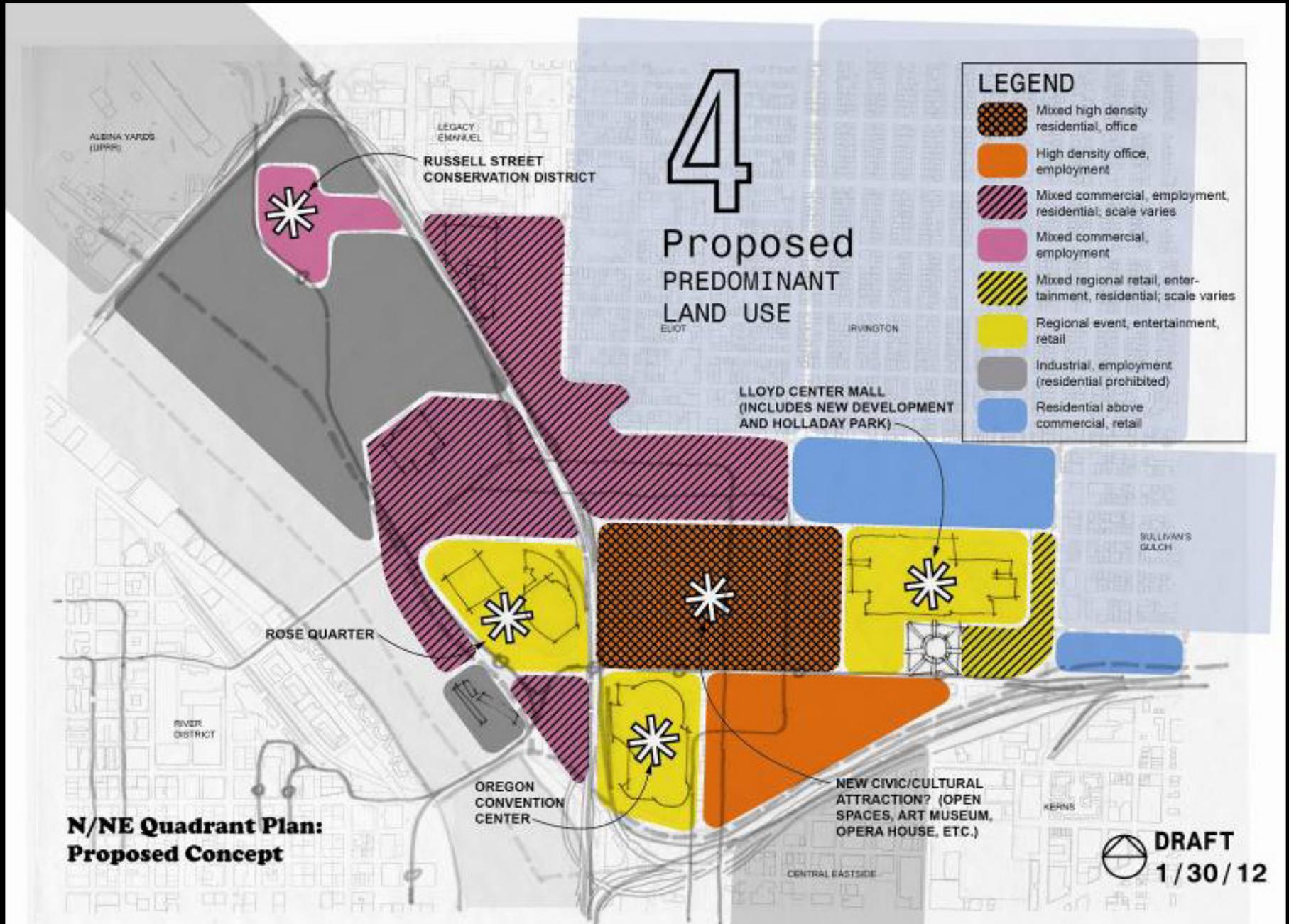
# CHAPTER 2: N/NE QUADRANT CONCEPT

## **FOUR LAYERS:**

- 1. Predominant Land Use**
- 2. Street And Development Character**
- 3. Open Space**
- 4. Green Systems**



# PREDOMINANT LAND USE



# STREET AND DEVELOPMENT CHARACTER

# 4

## Proposed STREET & DEVELOPMENT CHARACTER

### TYPE 1. "RETAIL COMMERCIAL" STREETS

- CIVIC
- DISTRICT
- NEIGHBORHOOD

### TYPE 2. "BOULEVARD" STREETS

- CIVIC
- DISTRICT
- NEIGHBORHOOD

### TYPE 3. "FLEXIBLE" STREETS

- CONNECTION
- TRAIL
- INTERIOR CONNECTION

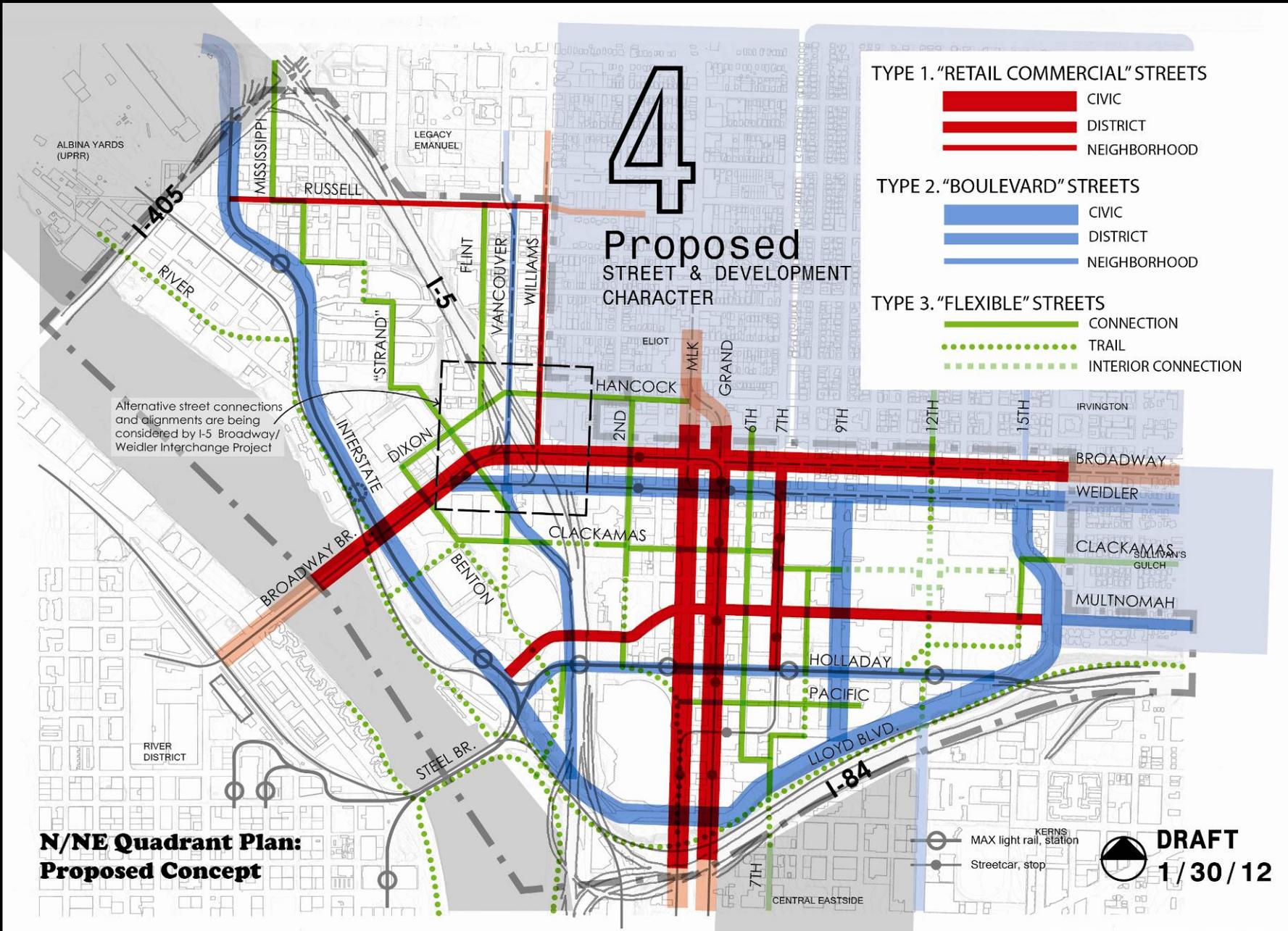
Alternative street connections and alignments are being considered by I-5 Broadway/Weidler Interchange Project

**N/NE Quadrant Plan:  
Proposed Concept**

- MAX light rail, station
- Streetcar, stop



**DRAFT**  
**1/30/12**

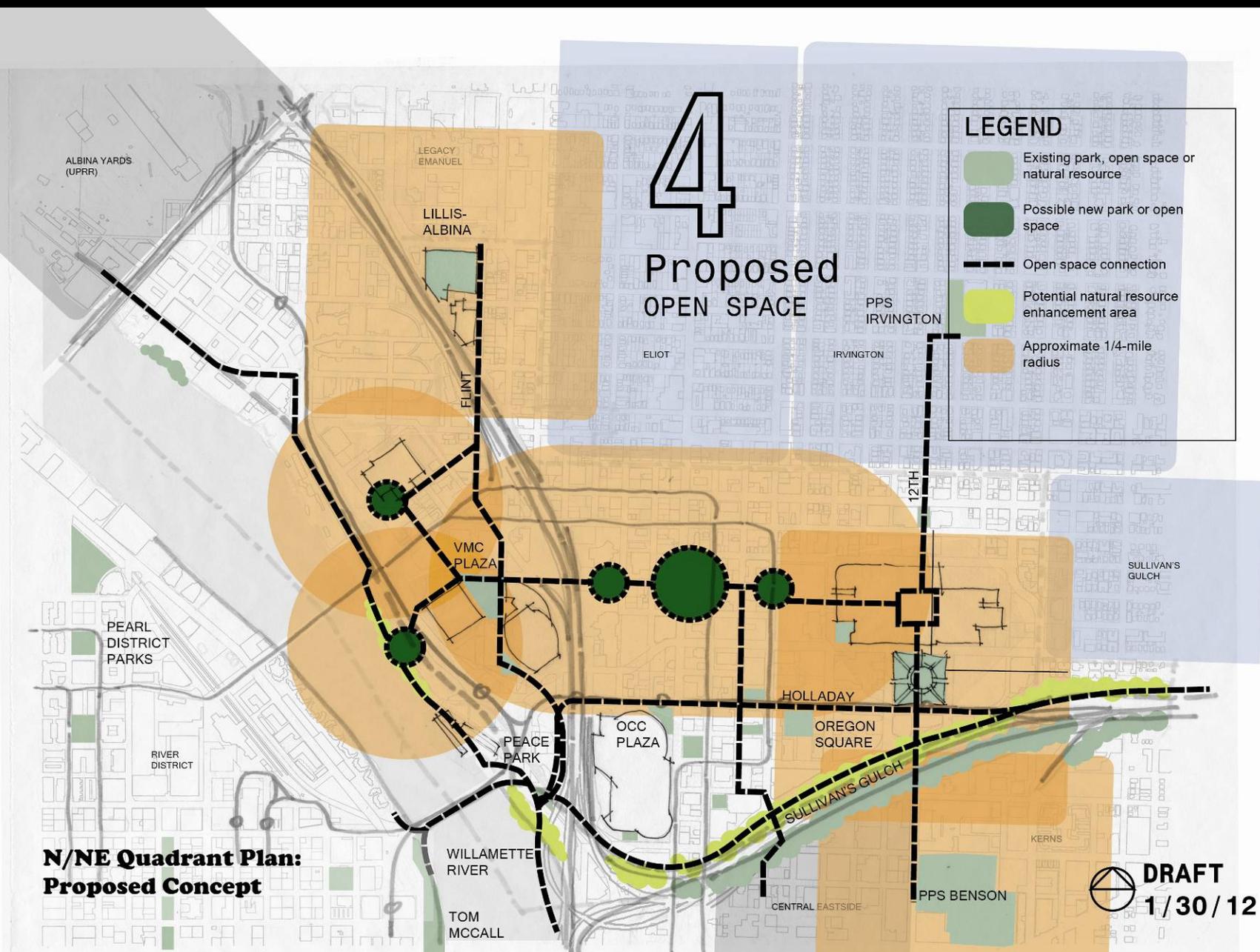


# OPEN SPACE

## 4 Proposed OPEN SPACE

**LEGEND**

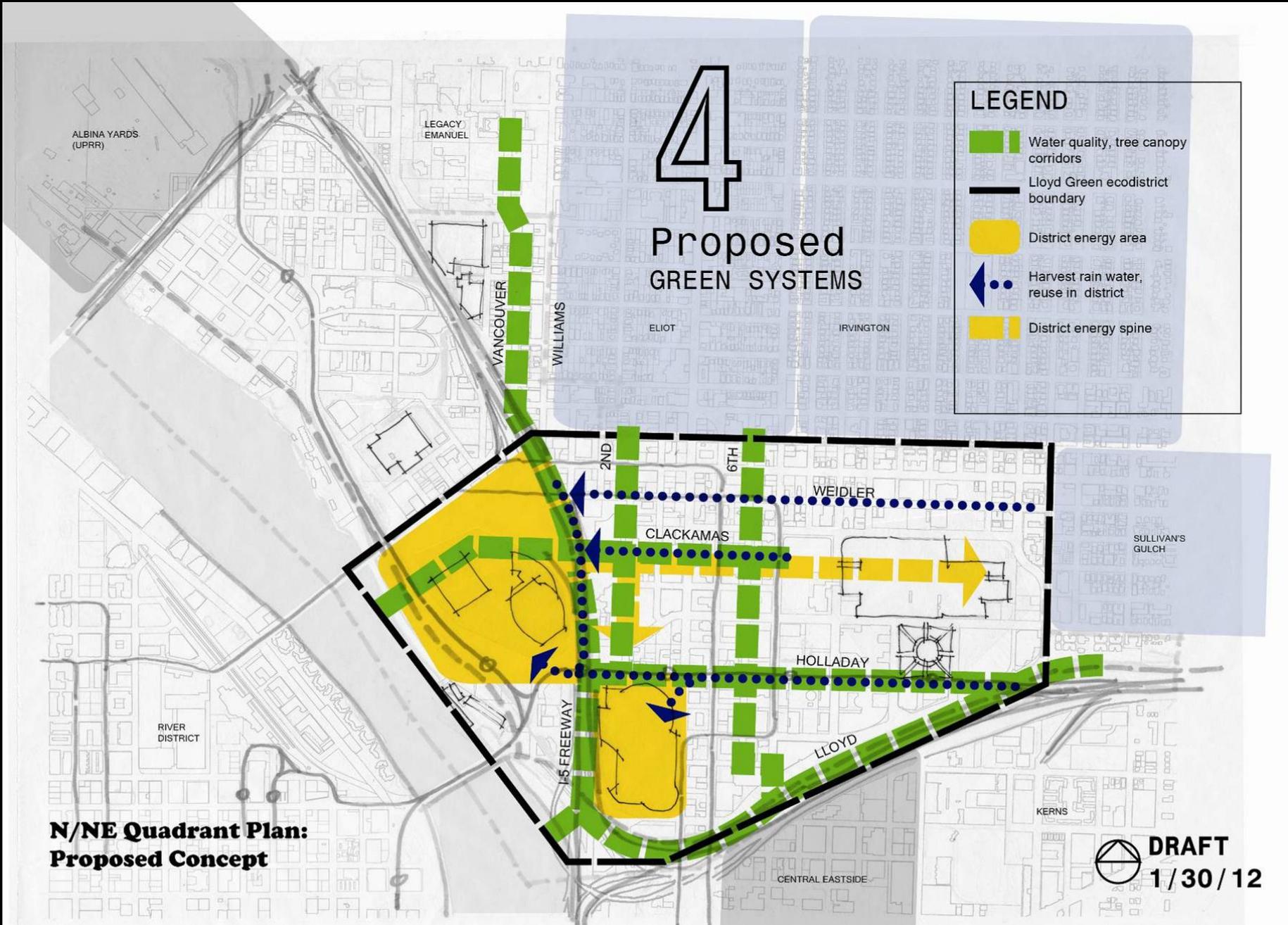
- Existing park, open space or natural resource
- Possible new park or open space
- Open space connection
- Potential natural resource enhancement area
- Approximate 1/4-mile radius



**N/NE Quadrant Plan:  
Proposed Concept**

 **DRAFT**  
1/30/12

# GREEN SYSTEMS



# 4

## Proposed GREEN SYSTEMS

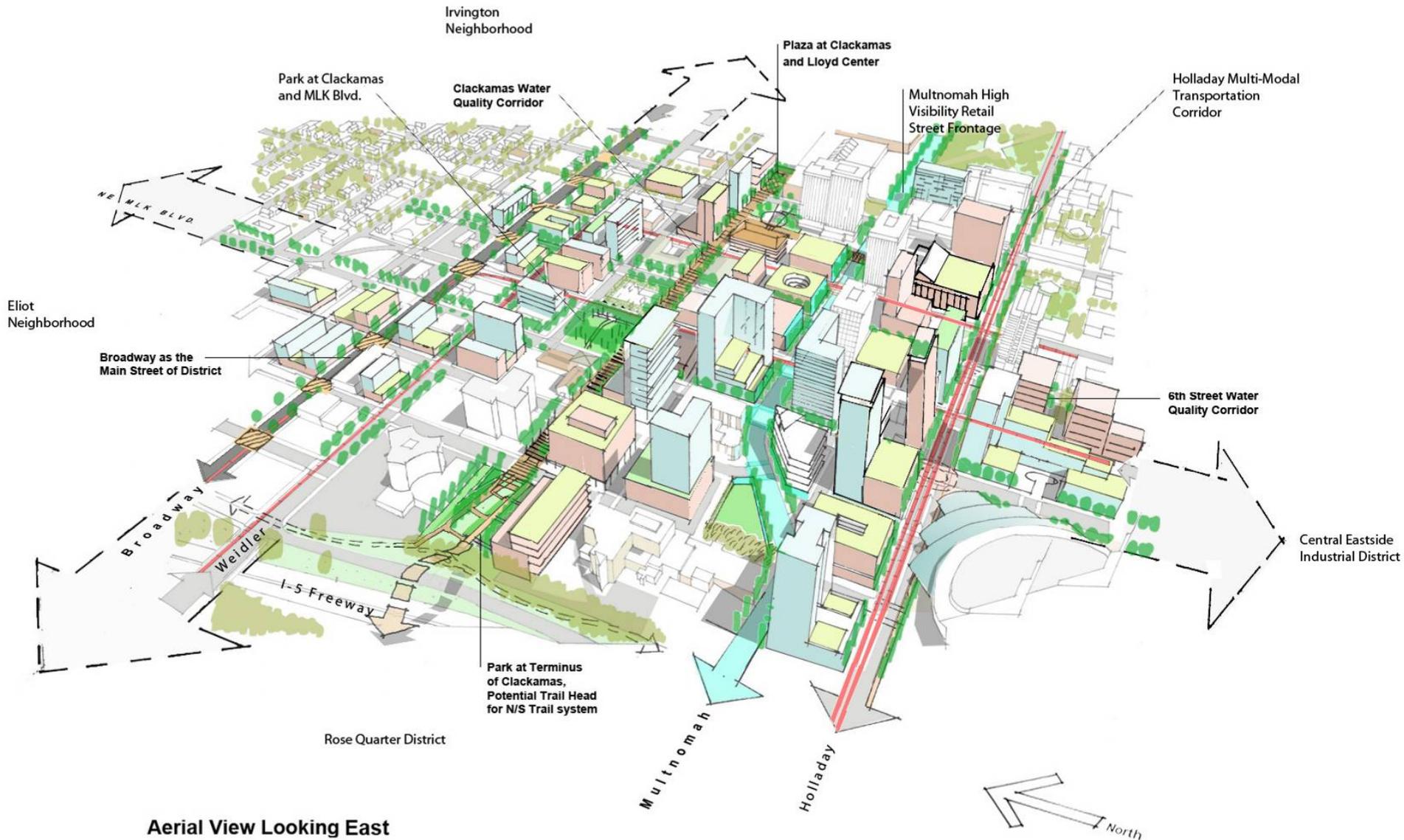
### LEGEND

-  Water quality, tree canopy corridors
-  Lloyd Green ecodistrict boundary
-  District energy area
-  Harvest rain water, reuse in district
-  District energy spine

**N/NE Quadrant Plan:  
Proposed Concept**

 **DRAFT**  
**1/30/12**

# CONCEPT RENDERING – LLOYD DISTRICT





## CHAPTER 3: GOALS, POLICIES AND ACTIONS

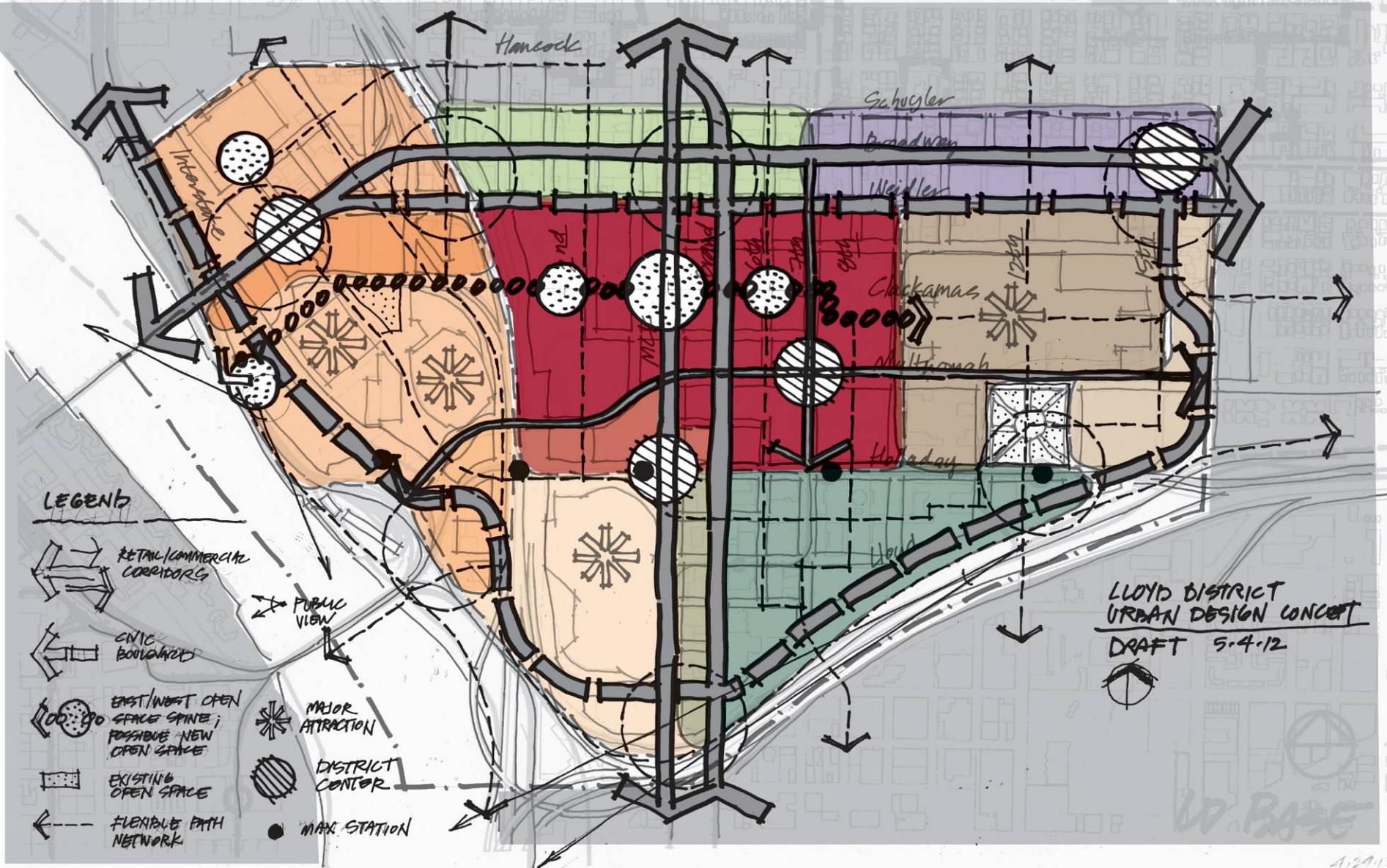
### LLOYD DISTRICT

- District Goal
- Concept Diagram
- Policies
  - Regional Center: Economy and Innovation
  - Housing and Neighborhoods
  - Transportation
  - Urban Design
  - Environment
- Performance Targets
- Implementation Actions

### LOWER ALBINA

- District Goal
- Concept Diagram
- Policies
  - Regional Center: Industrial and Employment Sanctuary
  - Transportation
  - Urban Design
  - Environment
- Performance Targets
- Implementation Actions

# CHAPTER 3: LLOYD DISTRICT CONCEPT



# CHAPTER 3: LOWER ALBINA CONCEPT

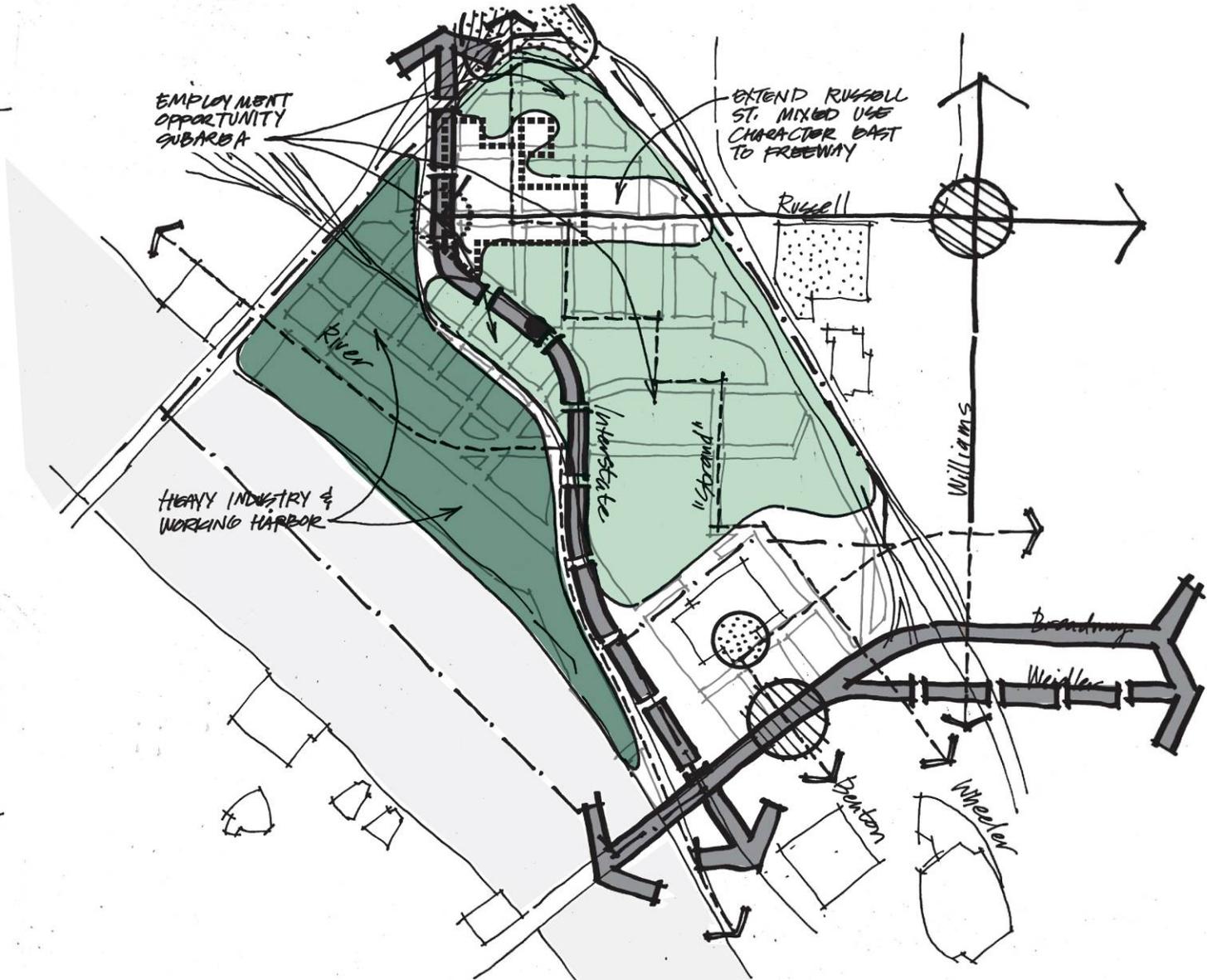
## LOWER ALBINA URBAN DESIGN CONCEPT

DRAFT 5.4.12



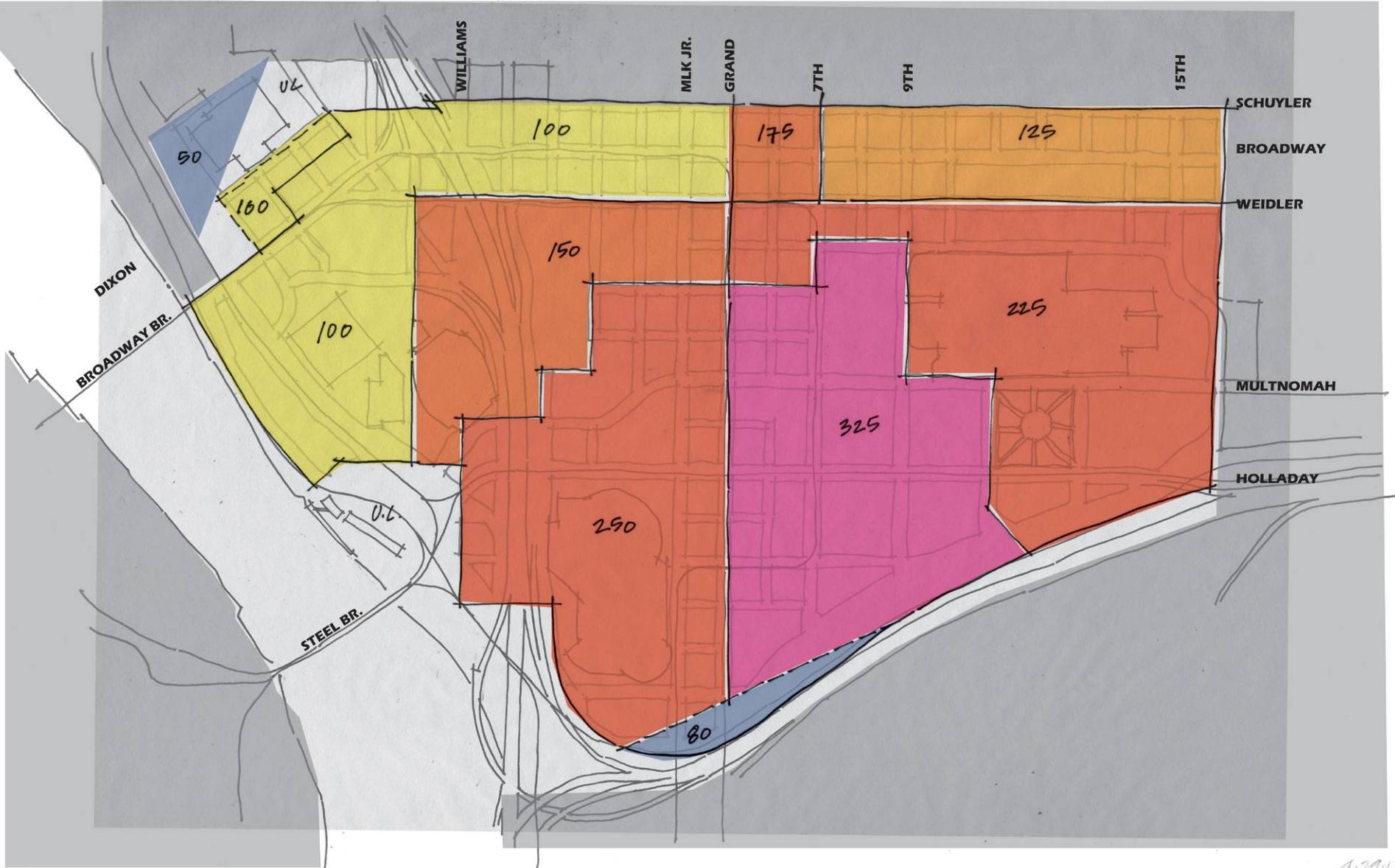
### LEGEND

- RETAIL/COMMERCIAL CORRIDORS
- CIVIL BOULEVARD
- POSSIBLE NEW OPEN SPACE
- EXISTING OPEN SPACE
- FLEXIBLE PATH NETWORK
- POTENTIAL 'GATEWAY' FEATURE
- MAX STATION
- RUSSELL STREET CONSERVATION DISTRICT
- DISTRICT CENTER

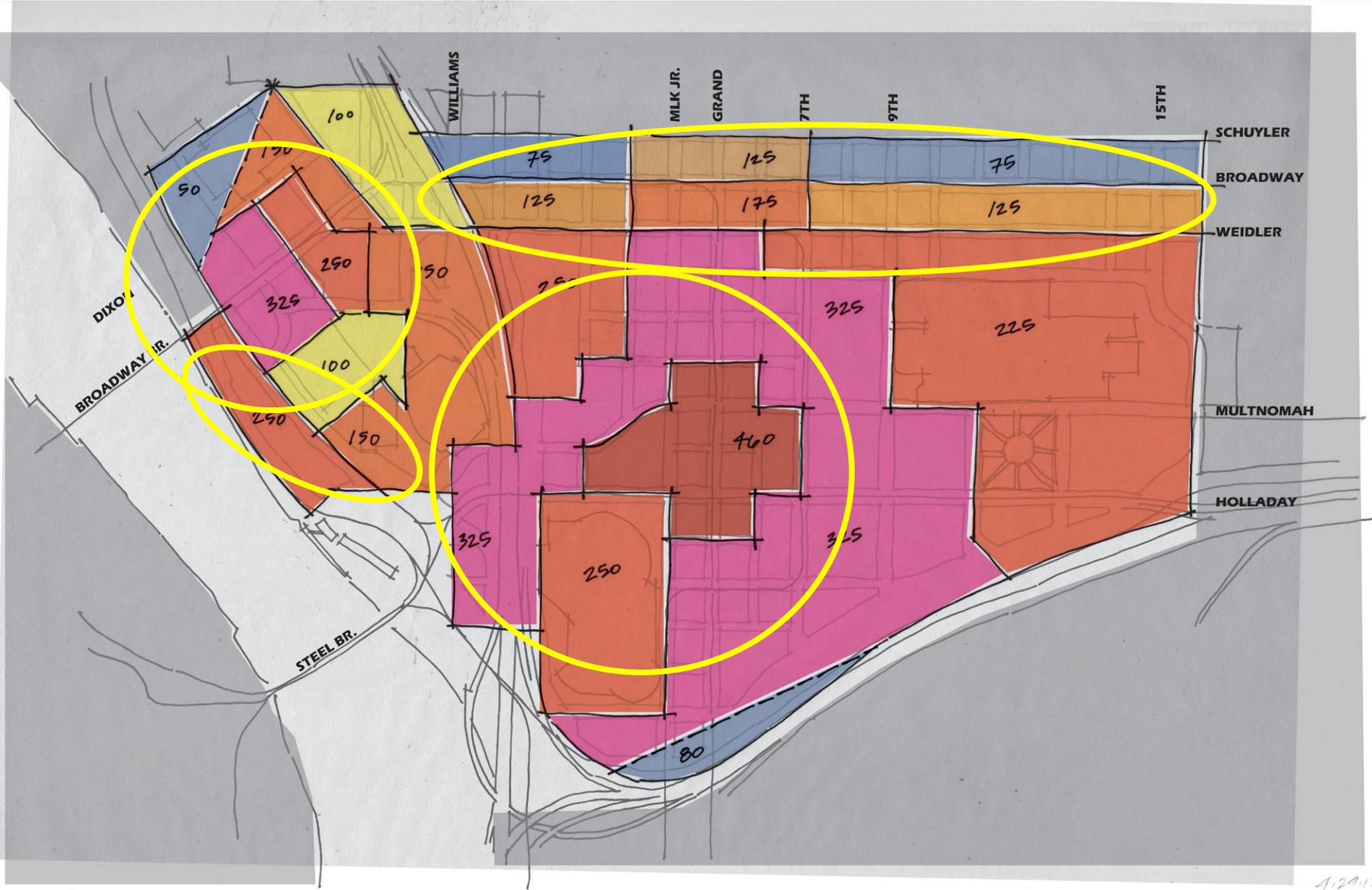




# EXISTING HEIGHT LIMITS (including bonuses)

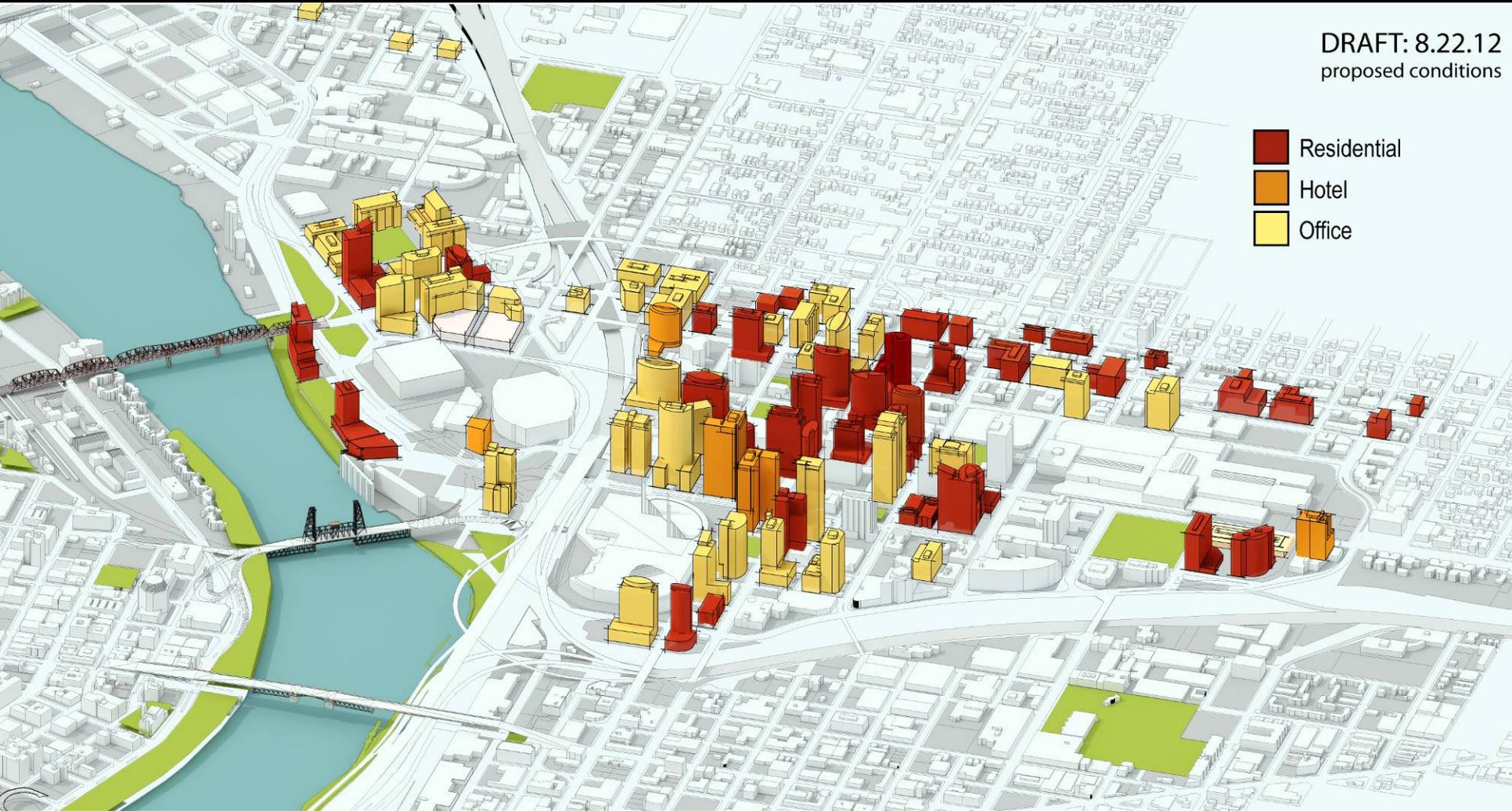


# RECOMMENDED HEIGHT LIMITS (including bonuses)



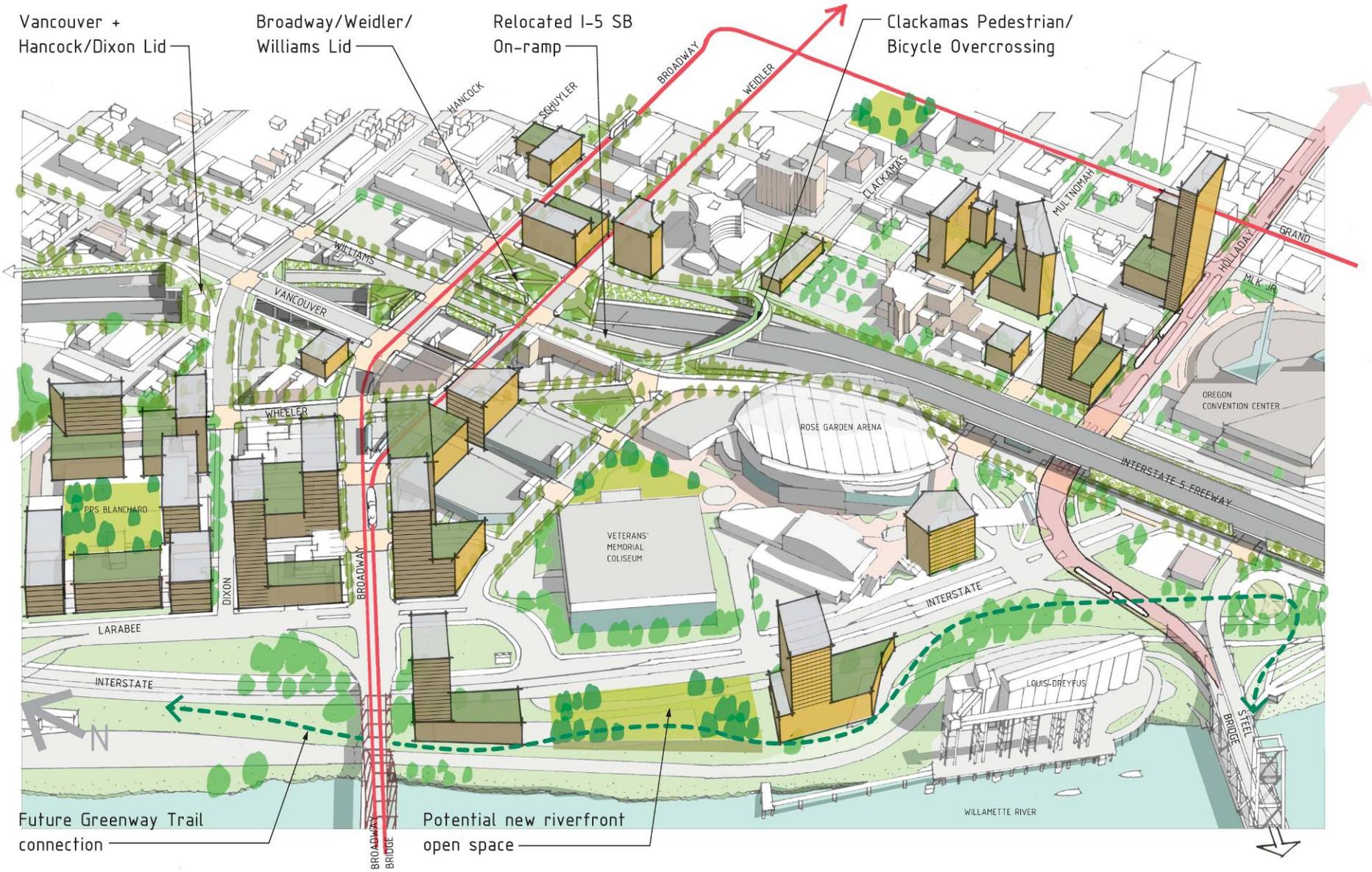
# N/NE QUADRANT DEVELOPMENT MIX TO MEET 2035 TARGETS

DRAFT: 8.22.12  
proposed conditions



**Lloyd District: 5,000 New Housing Units and 10,000 New Jobs**

# CONCEPT IMPLEMENTATION OPPORTUNITY: I-5 IMPROVEMENTS

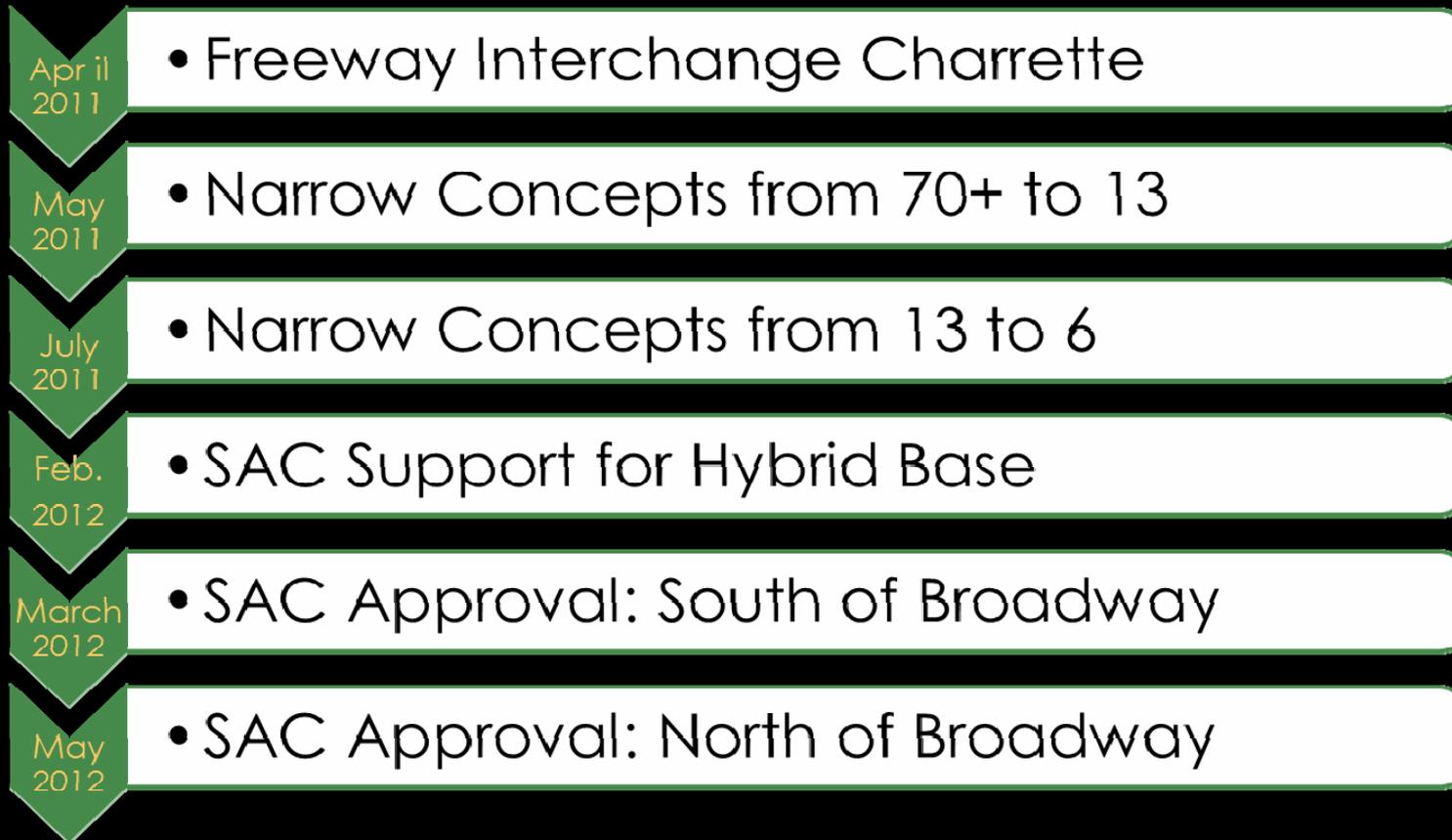


# PROJECT PURPOSE

- **Highest crash rates in the State**
- **Short weaving sections**
- **Improve interface with local streets**
- **Improve bike safety and mobility**
- **Increase pedestrian connectivity**

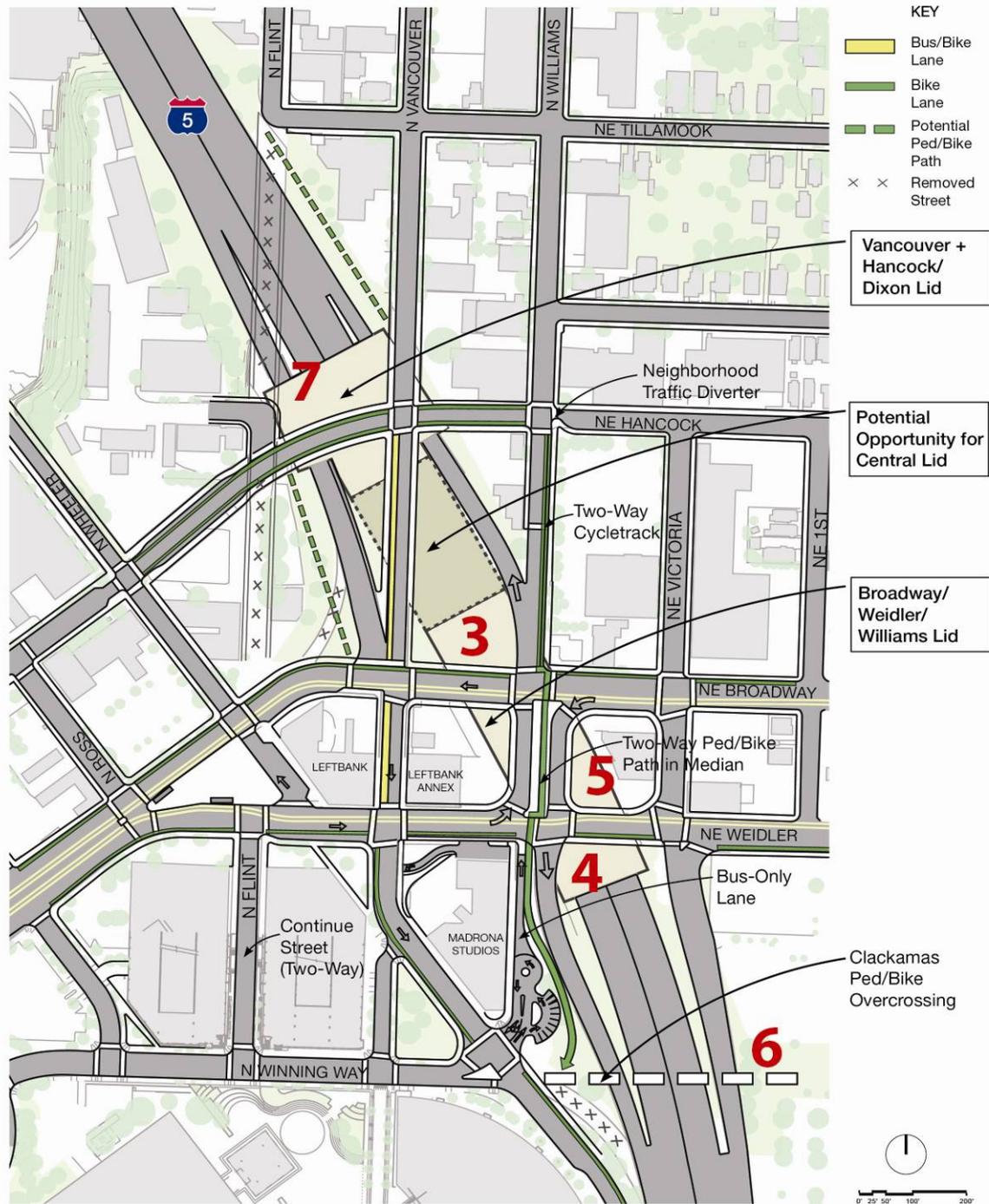


# PROJECT OUTREACH/DEVELOPMENT TIMELINE



- KEY**
-  Existing Freeways
  -  Extent of Freeway Improvements
  -  Auxiliary Lane Extensions
  -  New Shoulders
  -  Local Street Improvements



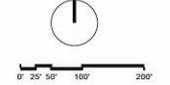


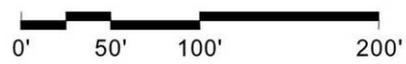
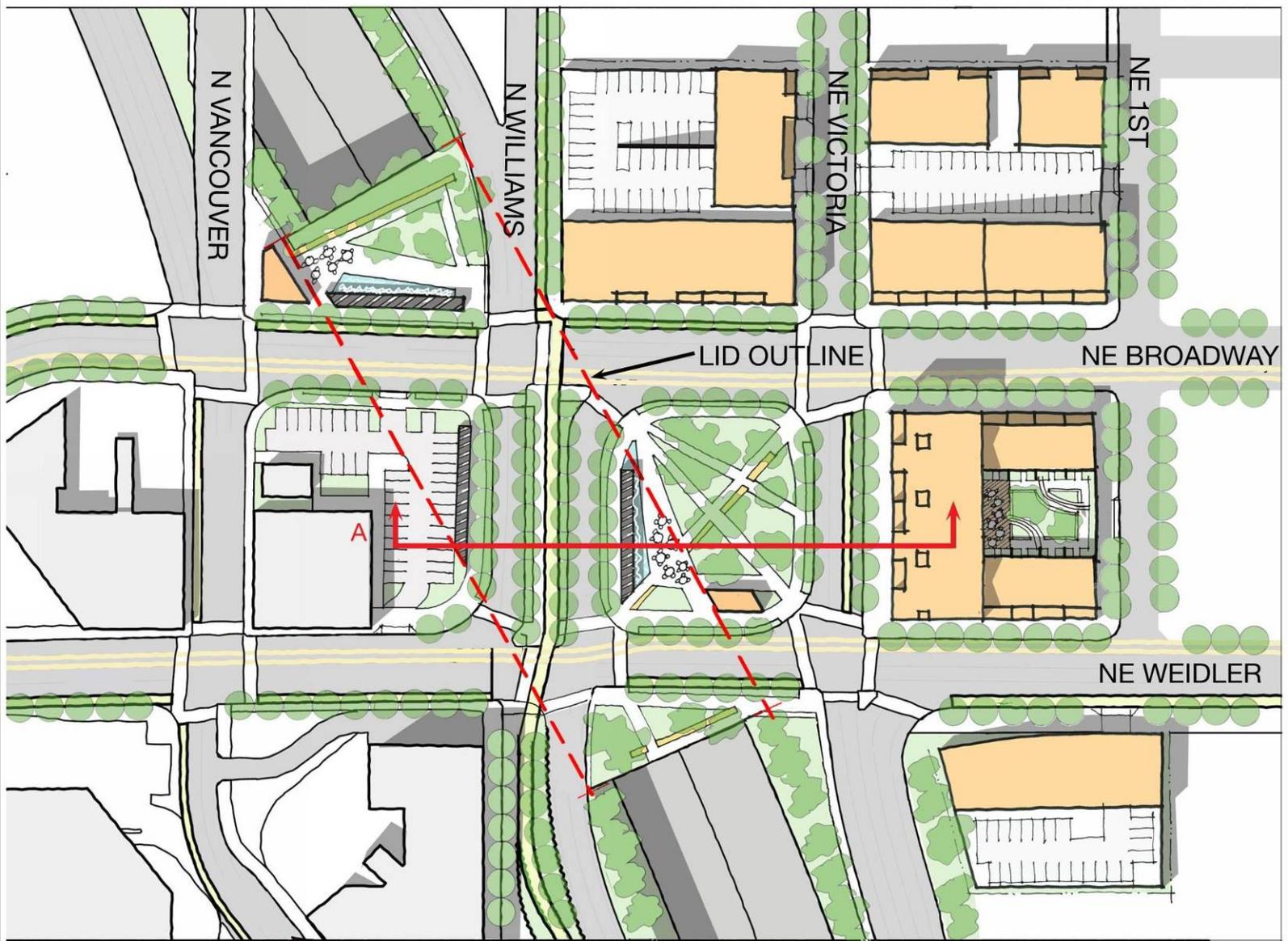
Vancouver + Hancock/Dixon Lid

Potential Opportunity for Central Lid

Broadway/Weidler/Williams Lid

Clackamas Ped/Bike Overcrossing





# BENEFITS OF PROJECT

## MAINLINE:

- More reliability (important to freight)
- Shoulders allow disabled vehicles to be moved out of mainline traffic
- Seismic upgrades to affected bridges
- Projected 30-50% reduction in crashes

## **BENEFITS OF PROJECT (CONTINUED)**

### **IMPROVED INTERFACE BETWEEN FREEWAY AND LOCAL STREETS:**

- Improved bike and ped. Facilities
- Provides additional bike and ped. route choices for different types of riders
- More connectivity – better for good development
- Creates better local street connections
- Lid creates urban design opportunities

# THE LAND USE-TRANSPORTATION CONNECTION

## MMA DESIGNATION:

- Multimodal Infrastructure
  - I-5 Freeway and Local Street Network
  - Four LRT Lines
  - Streetcar: Pearl to CES
  - Eight Tri-Met Bus Lines
  - Major North/South and East/West Bike Routes

## NEXT STEPS

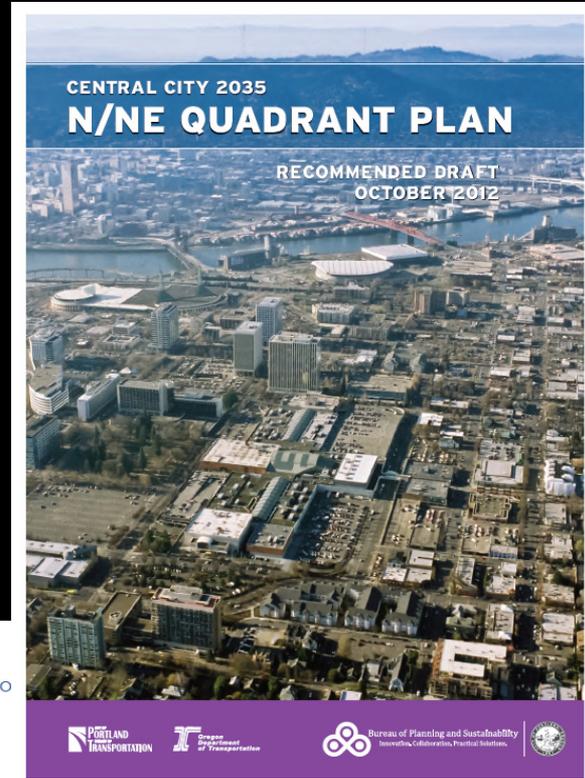
- **City/OTC adopt plan**
- **Near term safety improvements**
- **Proceed w/preliminary engineering and design coordination issues**
  - **Egress plan to be refined with Rose Garden and City**
  - **ODOT/City to do additional outreach**
  - **Traffic calming for Eliot Neighborhood**

# SHORT AND NEAR TERM IMPROVEMENTS



## REQUEST OF CITY COUNCIL:

- a) Adopt the N/NE Quadrant Plan (by non-binding resolution)
- b) Recommend that the OTC adopt the I-5 Broadway/Weidler Facility Plan
- c) Direct PBOT to work with ODOT to:
  - a) seek funding to implement the Facility Plan and
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N/NE Quadrant and I-5 Bro

### Facility Plan

#### I-5 Broadway/Weidler Interchange Improvements



October 2012  
Recommended Draft



**EXTRA SLIDES**

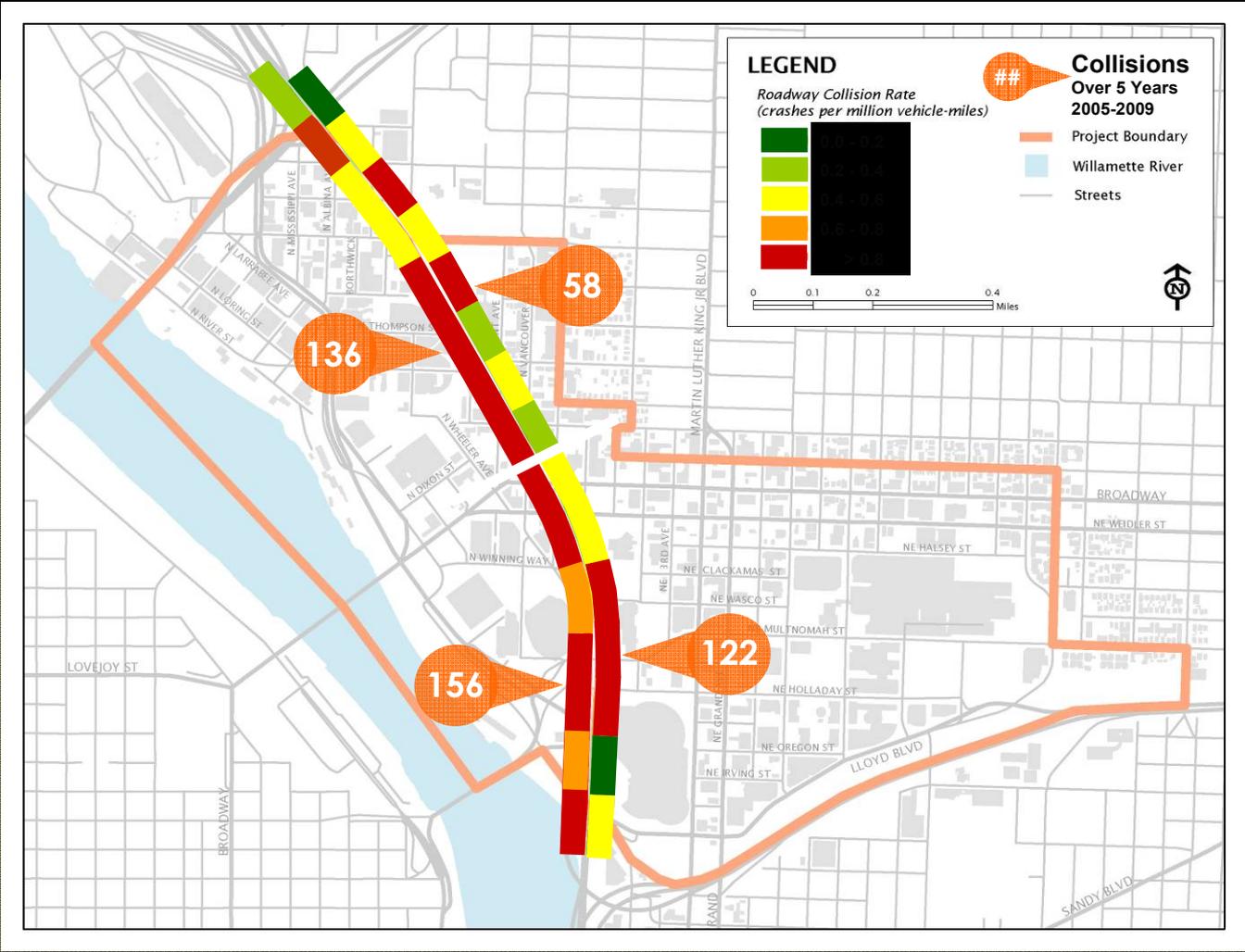
## PROJECT COSTS

- Auxiliary Lanes/Shoulders: \$140-\$150m
  - Broadway/Weidler Lid: \$100-\$110m
  - Vancouver/Hancock w/Lid \$70-\$80
  - Clackamas Bike/Ped Bridge \$15-20m
- Total: \$325-\$360m

# APPROVALS

- SAC 17: June 16, 2012
  - Extended Public Comment
  - SAC Approval of Facility Plan
- SAC 20: Approval of Overall Plan: Aug 2012
- City of Portland PSC: September 2012
- City Council Public Hearing: October 2012
- OTC Action: December 2012

# REVIEW: I-5 CRASHES



# PROPOSED N WILLIAMS OPERATION

Show video: <http://www.portlandoregon.gov/bps/article/405880>

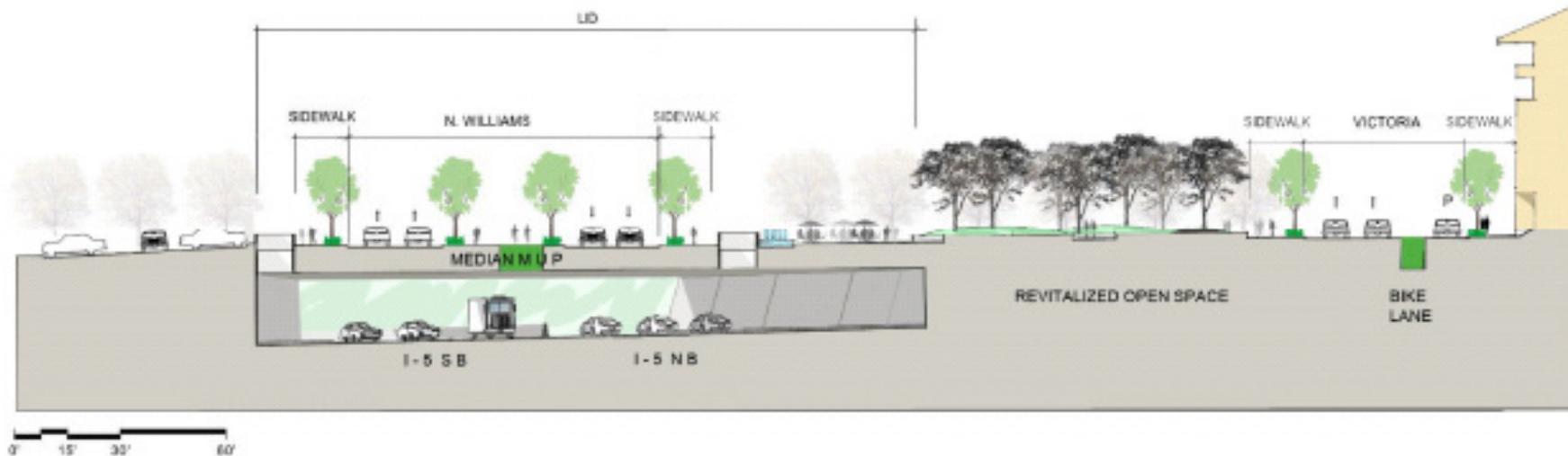
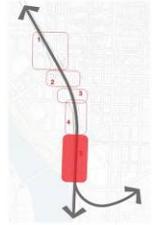


Figure 1: Hybrid Base Project, Cross Section A (illustrative concept drawing)

# 5 ROSE QUARTER TC AND OREGON CONV. CENTER

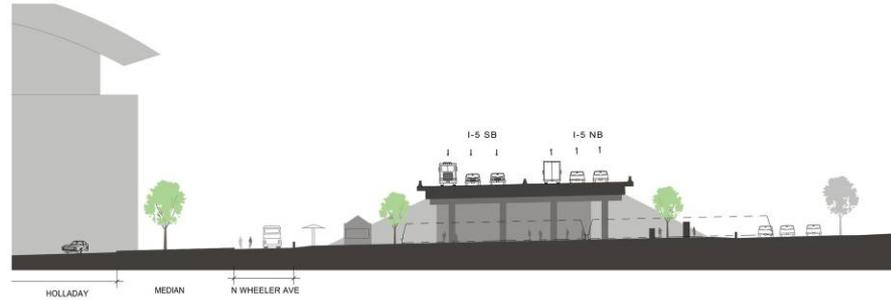


## PLAN

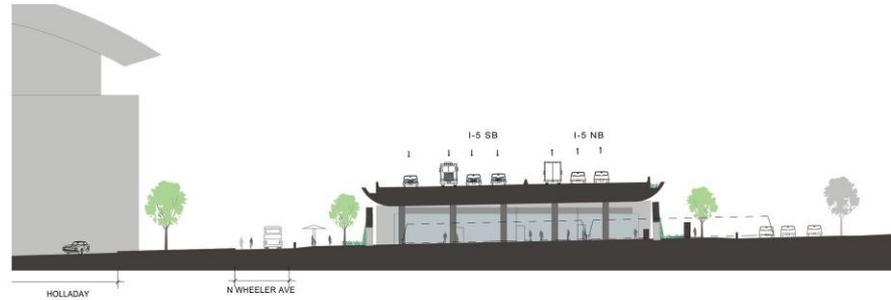


## SECTION E2

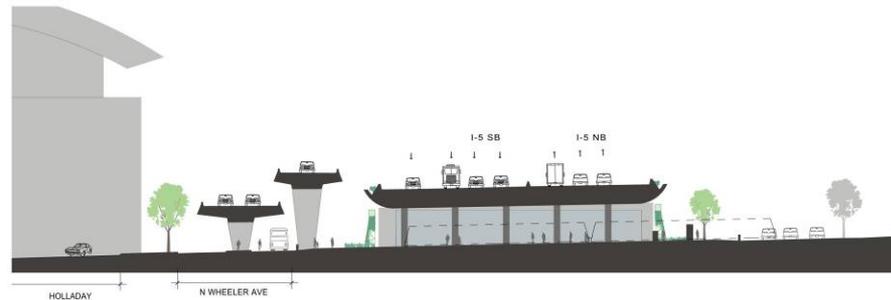
### EXISTING

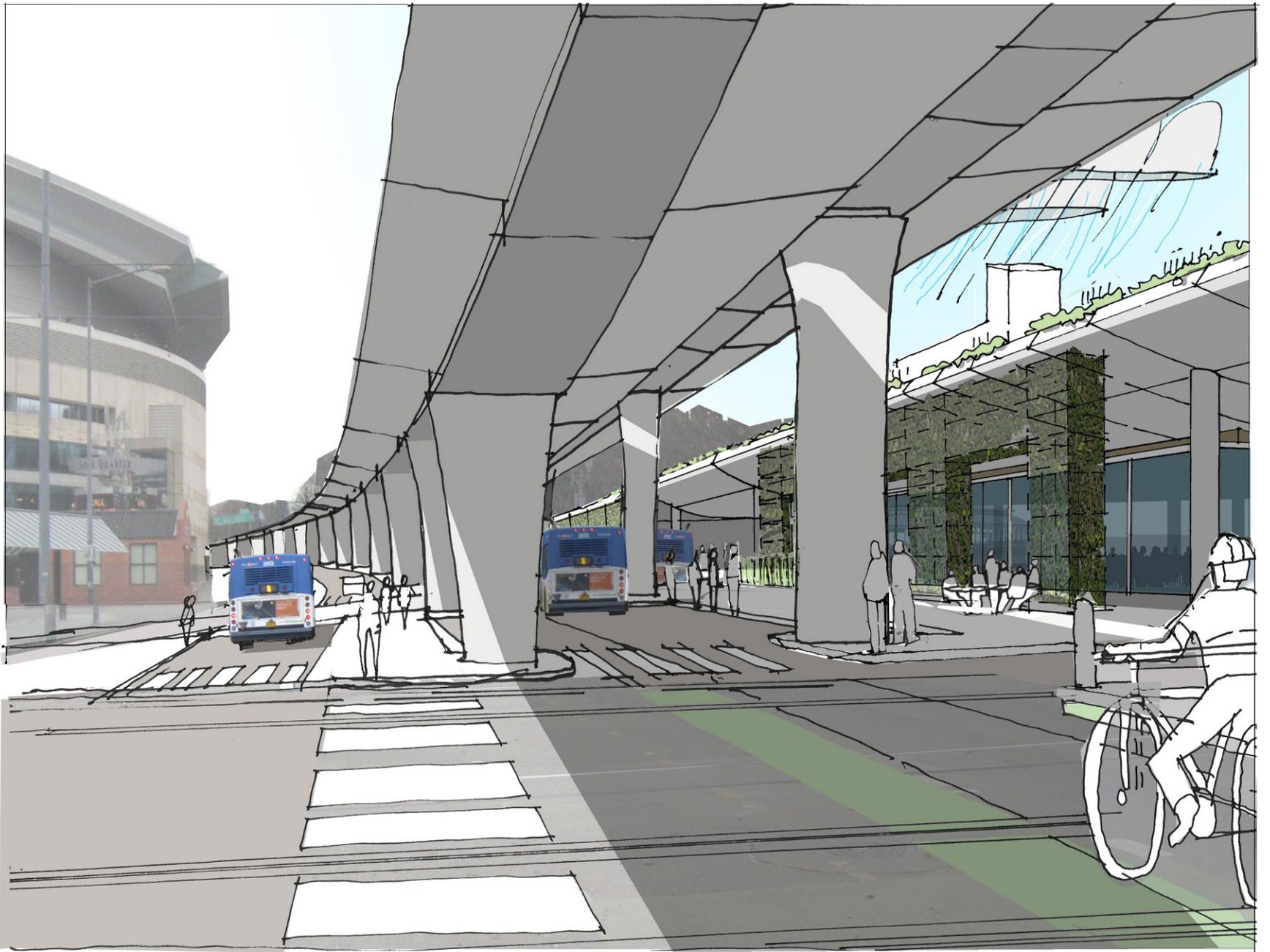


### AUXILIARY LANES ADDED



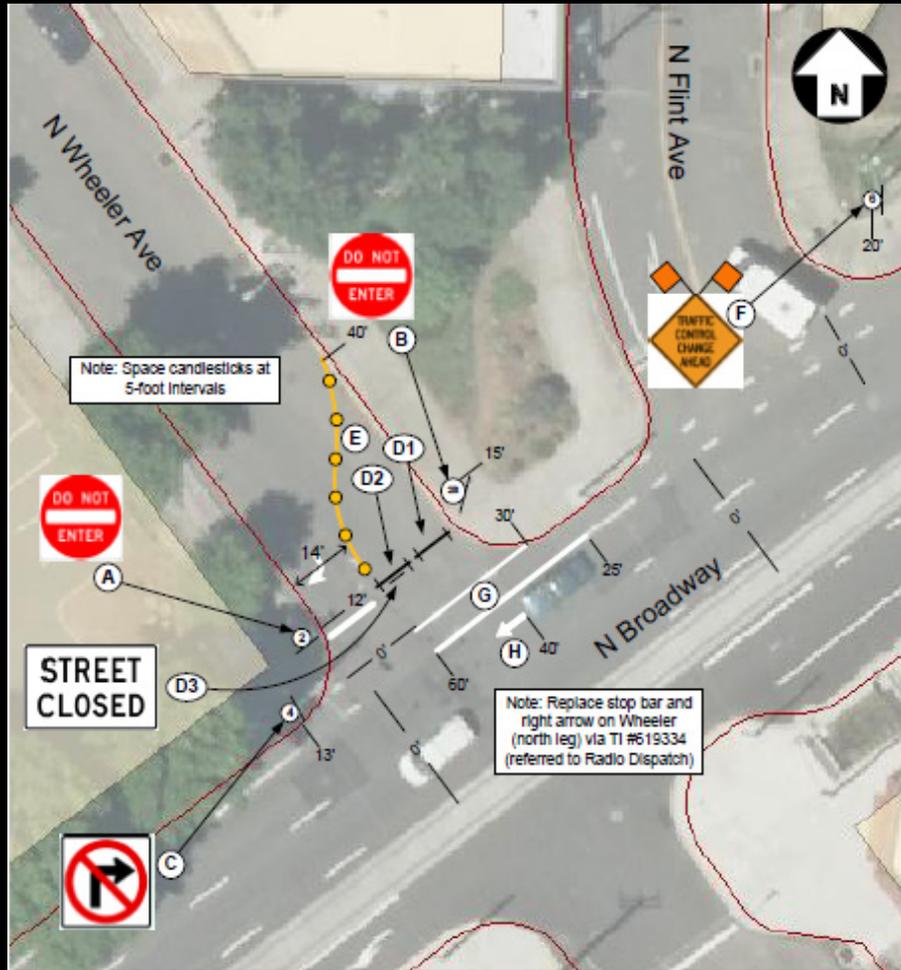
### SOUTHBOUND BRAID



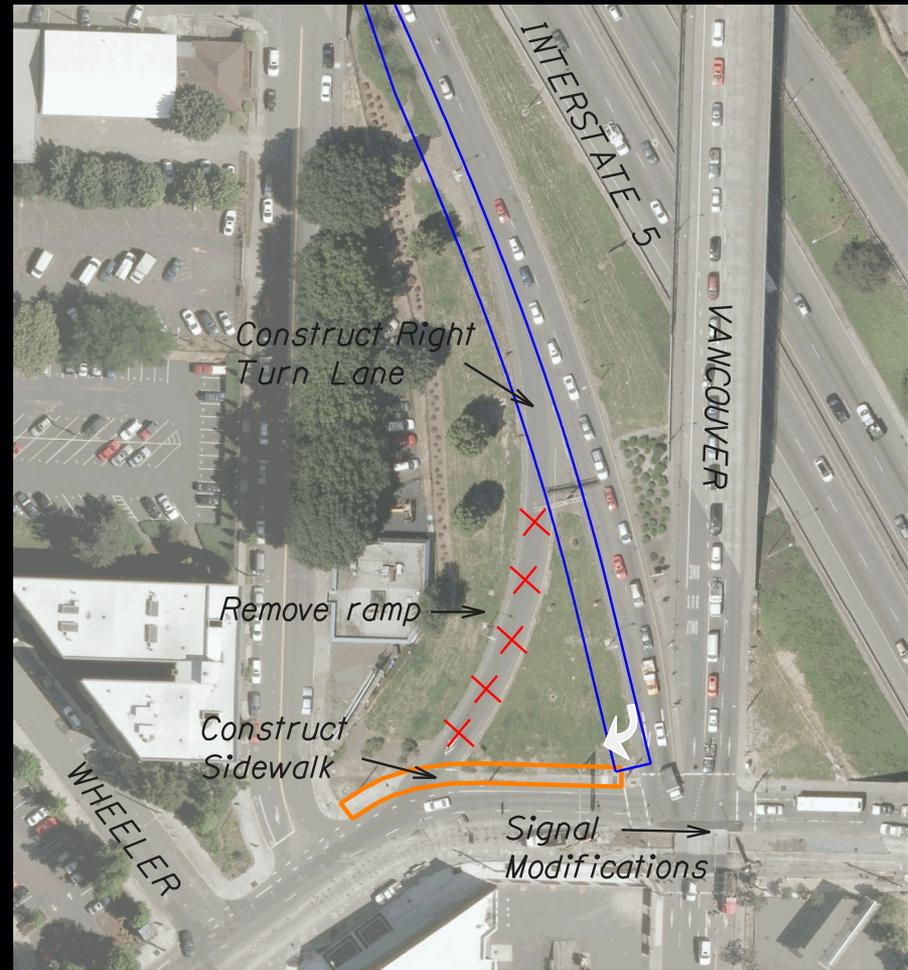


# SHORT AND NEAR TERM IMPROVEMENTS

## Wheeler: Partial Closure



## I-5 SB: Slip Ramp Closure





DETOUR  
↑



# Thunderbird Site – Existing Conditions

## RESIDENTIAL: Full build out

Pad "A" 20,100 sq. ft. x 9 floors = 180,900  
Pad "B" 47,100 sq. ft. x 9 floors = 423,900 > 933,300 sq. ft.  
Pad "C" 36,500 sq. ft. x 9 floors = 328,500

Height: 98' (TYP.)



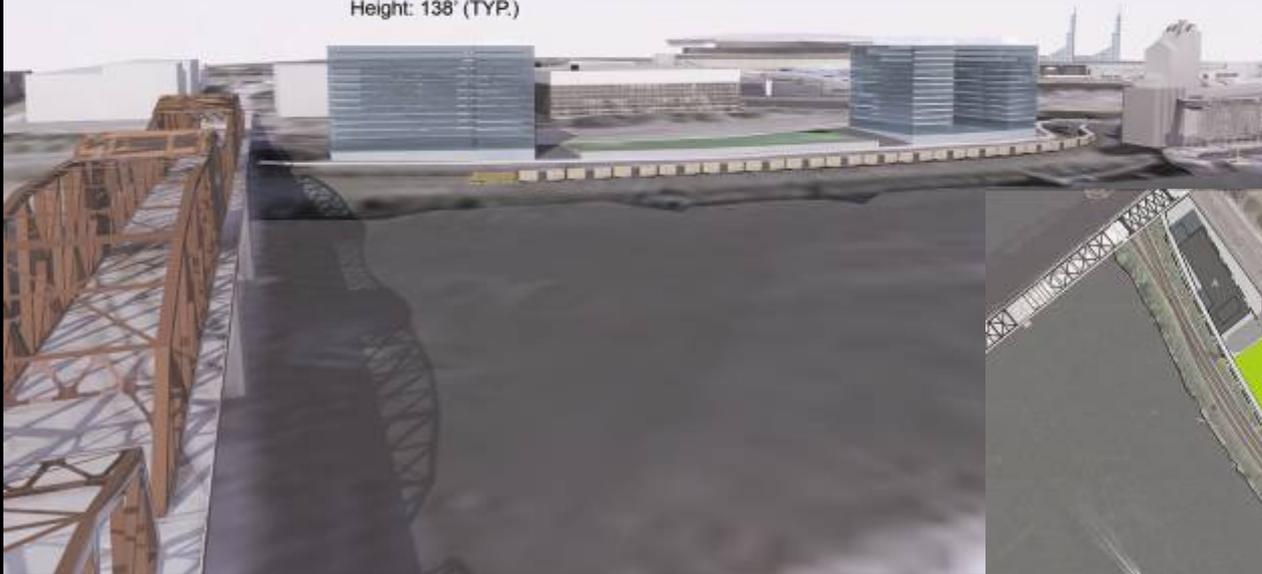
# Thunderbird Site – Alternative A: up to 150 feet

## RESIDENTIAL+ Open Space

Pad "A" 20,100 sq. ft. x 13 floors = 261,300  
Pad "C" 36,500 sq. ft. x 13 floors = 474,500 > 735,800 sq. ft.

Open Space: 73,241 sq. ft. (1.68 Acres)

Height: 138' (TYP.)

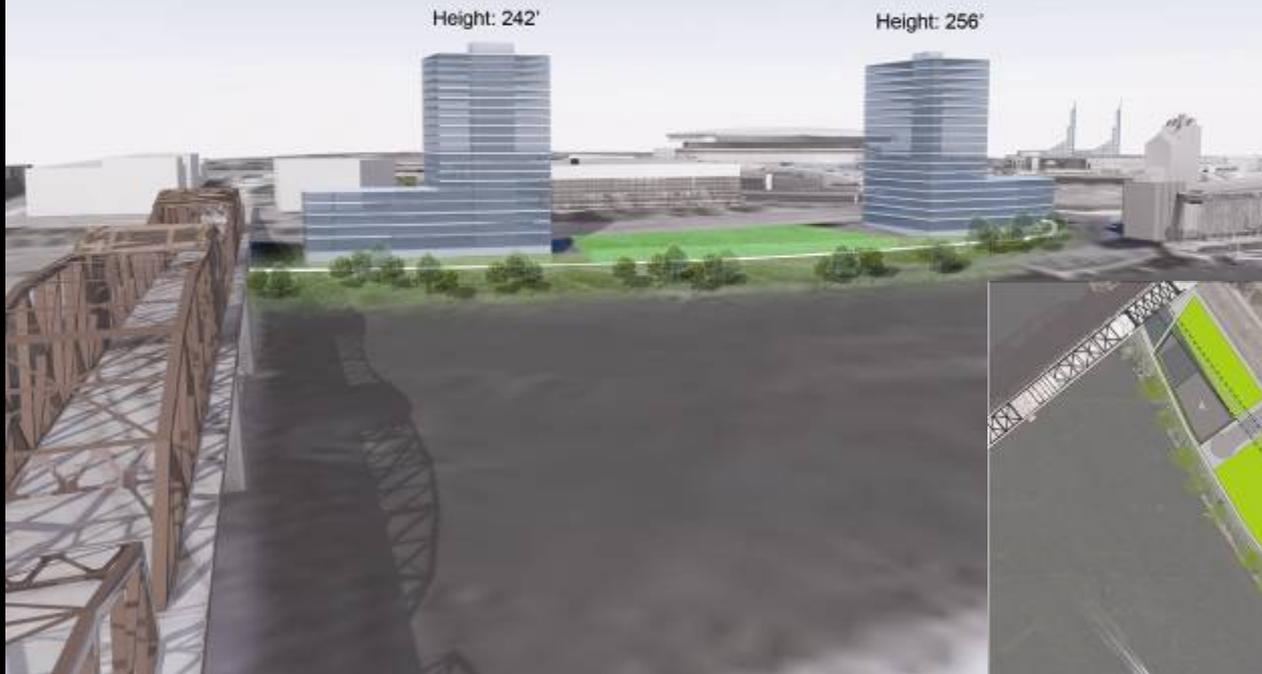


# Thunderbird Site – Alternative E: up to 250 feet

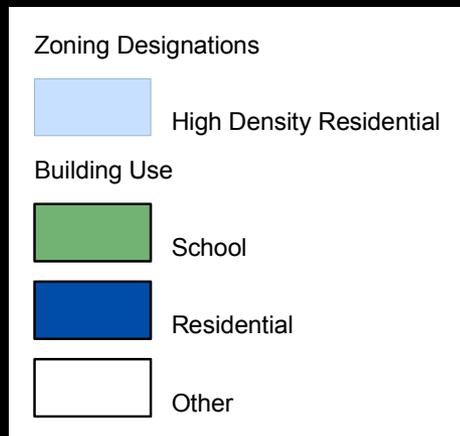
## Union Pacific R.R. Land Swap

Pad "A" 23,500 sq. ft. x 5 floors = 117,500 sq. ft.  
12,000 sq. ft. x 15 floors = 180,000 sq. ft. > 757,500 sq. ft.  
Pad "C" 40,000 sq. ft. x 5 floors = 200,000 sq. ft.  
40,000 sq. ft. x 13 floors = 260,000 sq. ft.

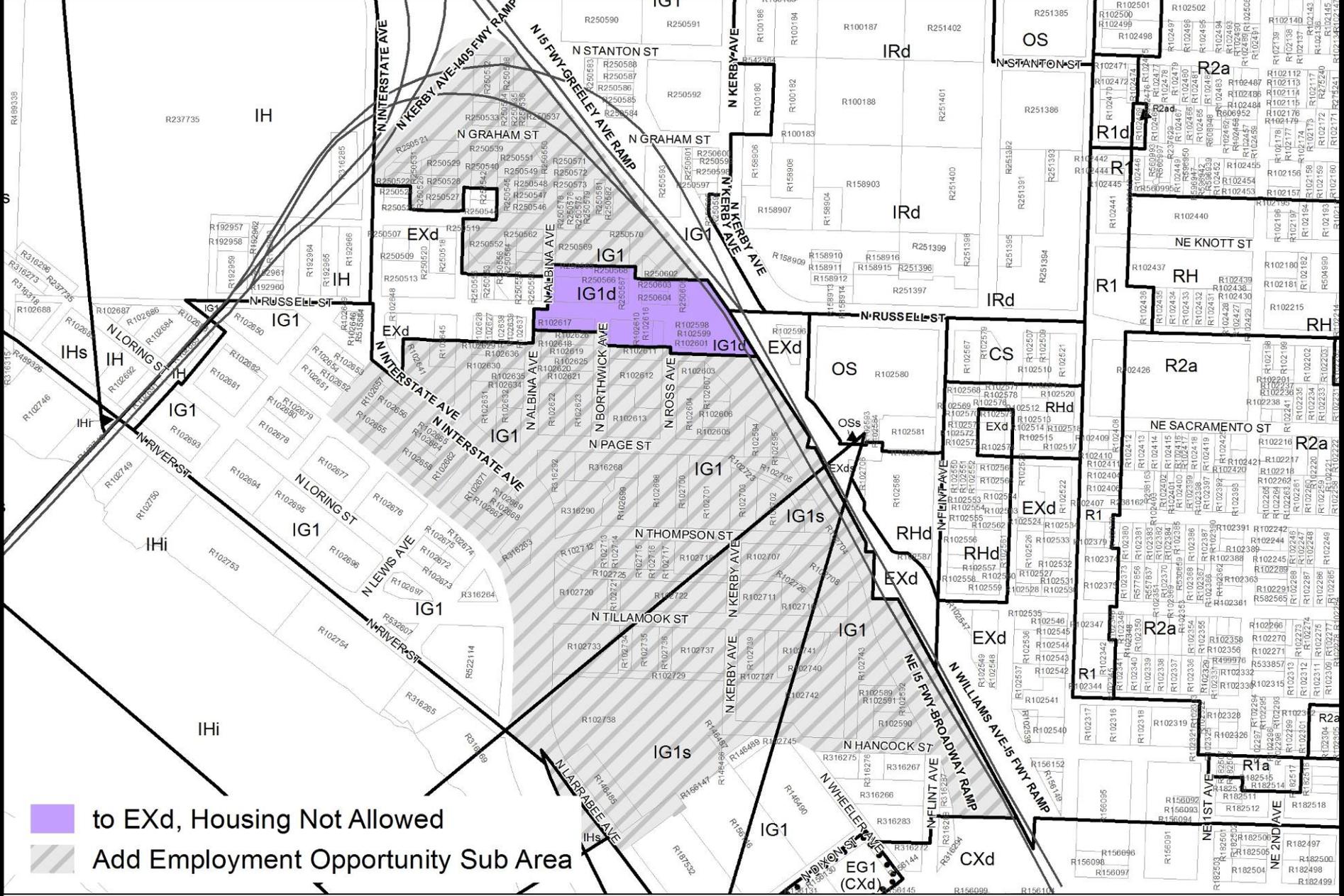
Open Space: 73,241 sq. ft. (1.68 Acres)



# Vancouver/Williams Study Area – Existing Uses in the RHd Zone

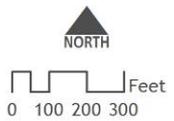






to EXd, Housing Not Allowed  
 Add Employment Opportunity Sub Area

# N/NE Quadrant proposed rezoning

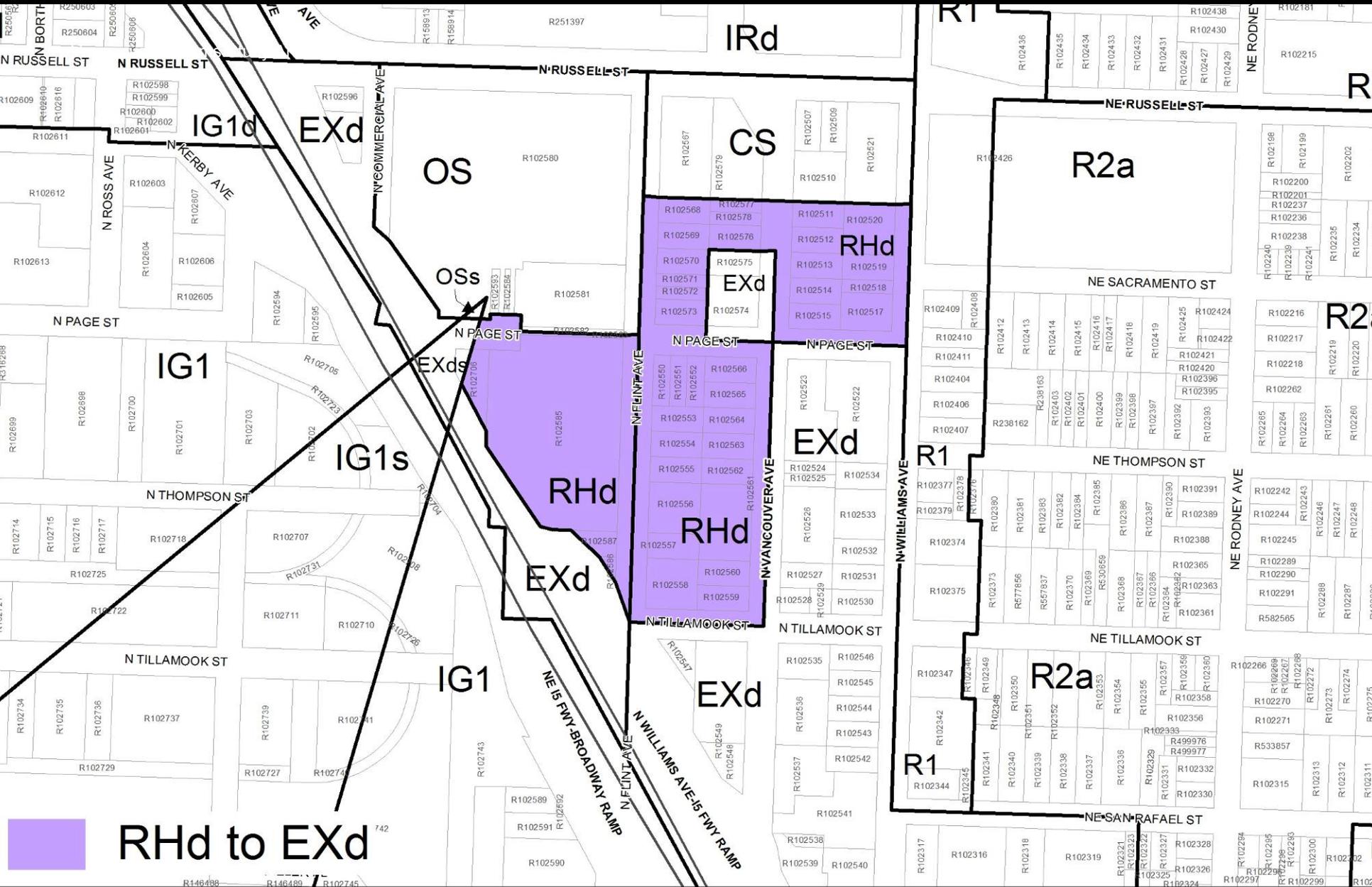


April 25, 2012  
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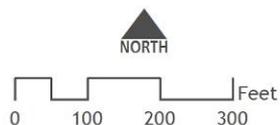
[http://gis.support@portland.gov/PROJECTS/Zoning/Maps/N\\_NE\\_quad\\_rezone\\_proposal.mxd](http://gis.support@portland.gov/PROJECTS/Zoning/Maps/N_NE_quad_rezone_proposal.mxd)





**RHd to EXd**

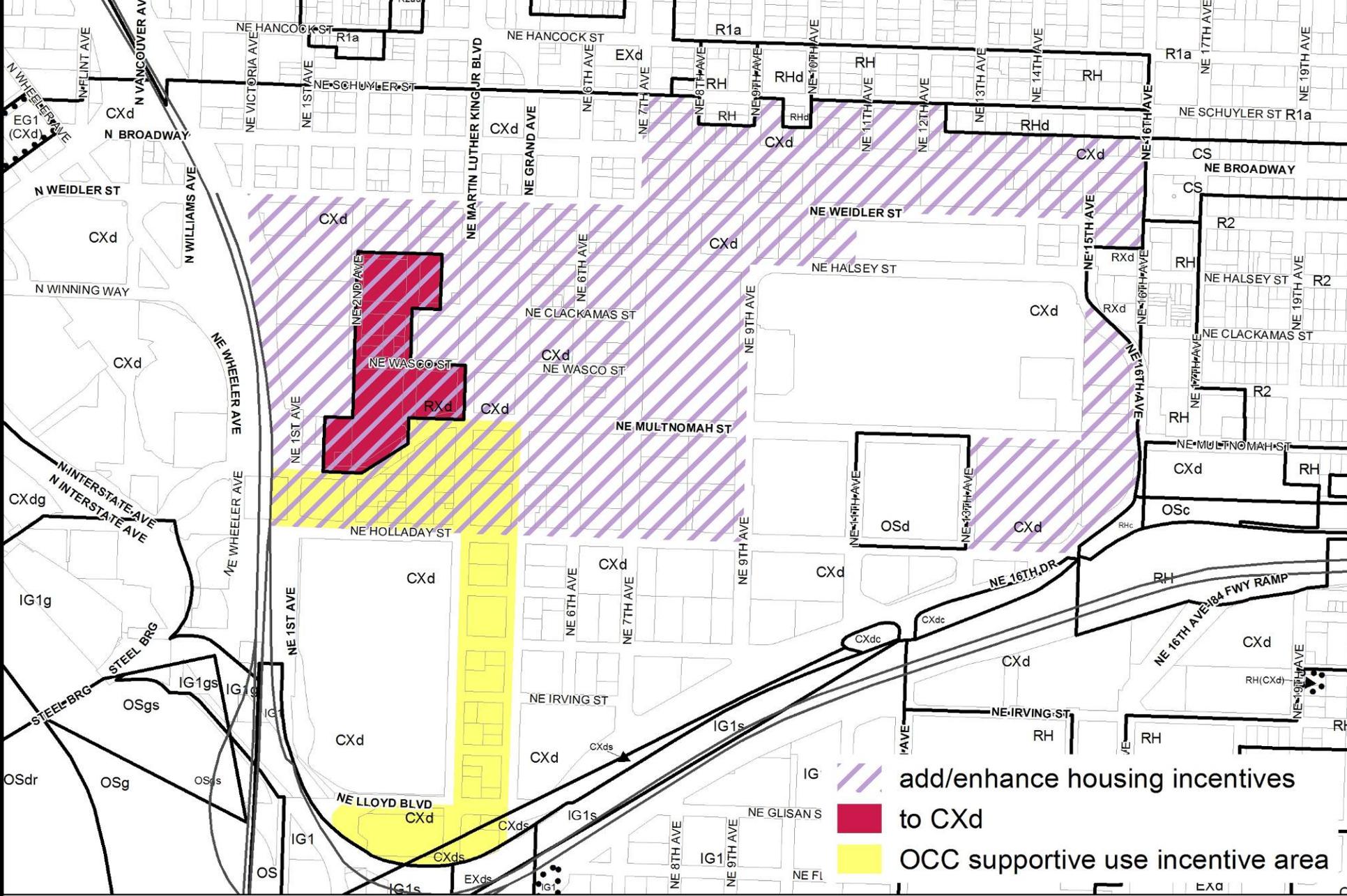
**NE/NE Quadrant  
Proposed rezoning**



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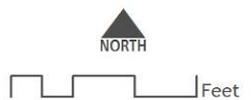
-  add/enhance housing incentives
-  to CXd
-  OCC supportive use incentive area

April 25, 2012

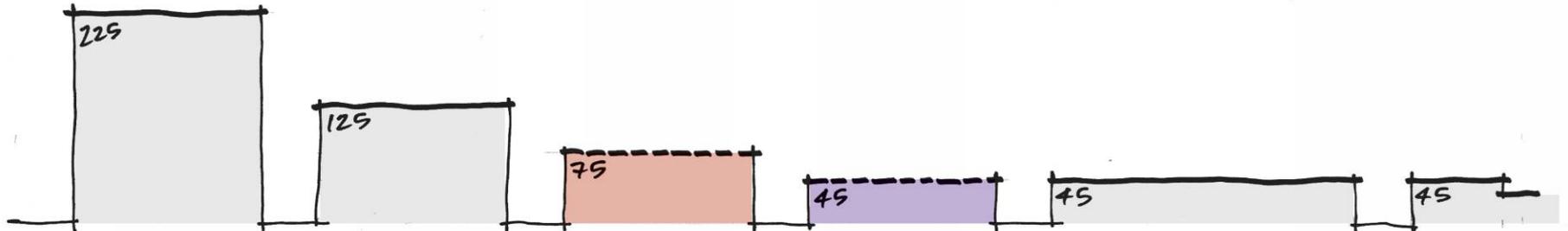
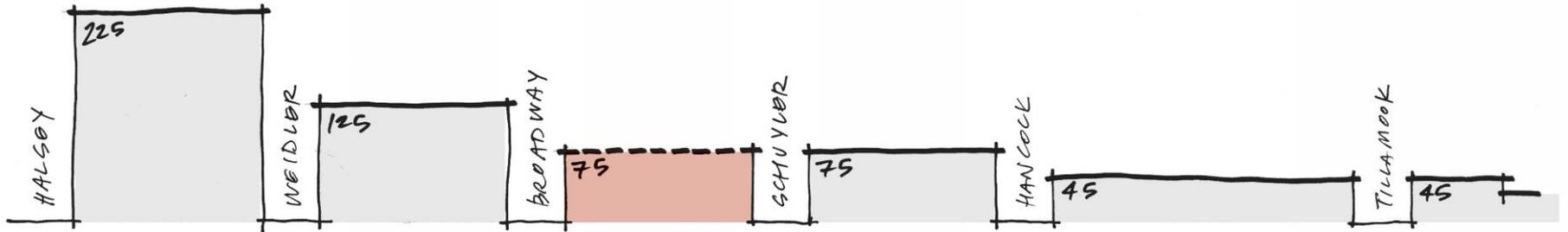
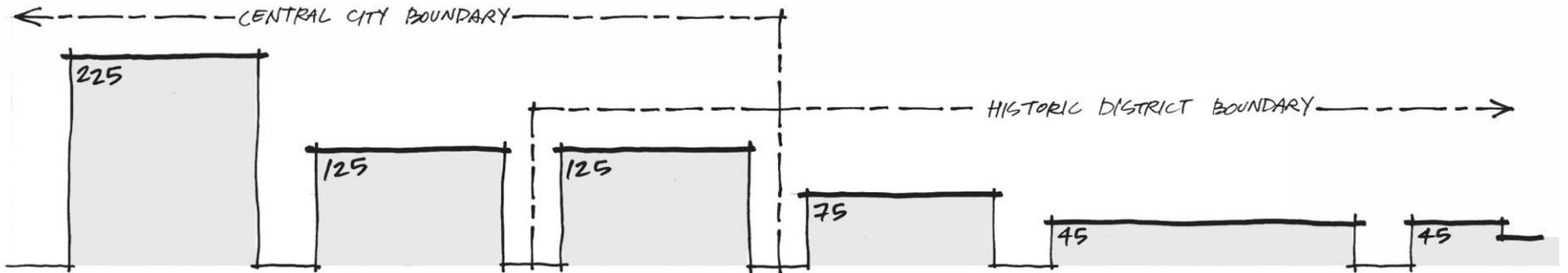
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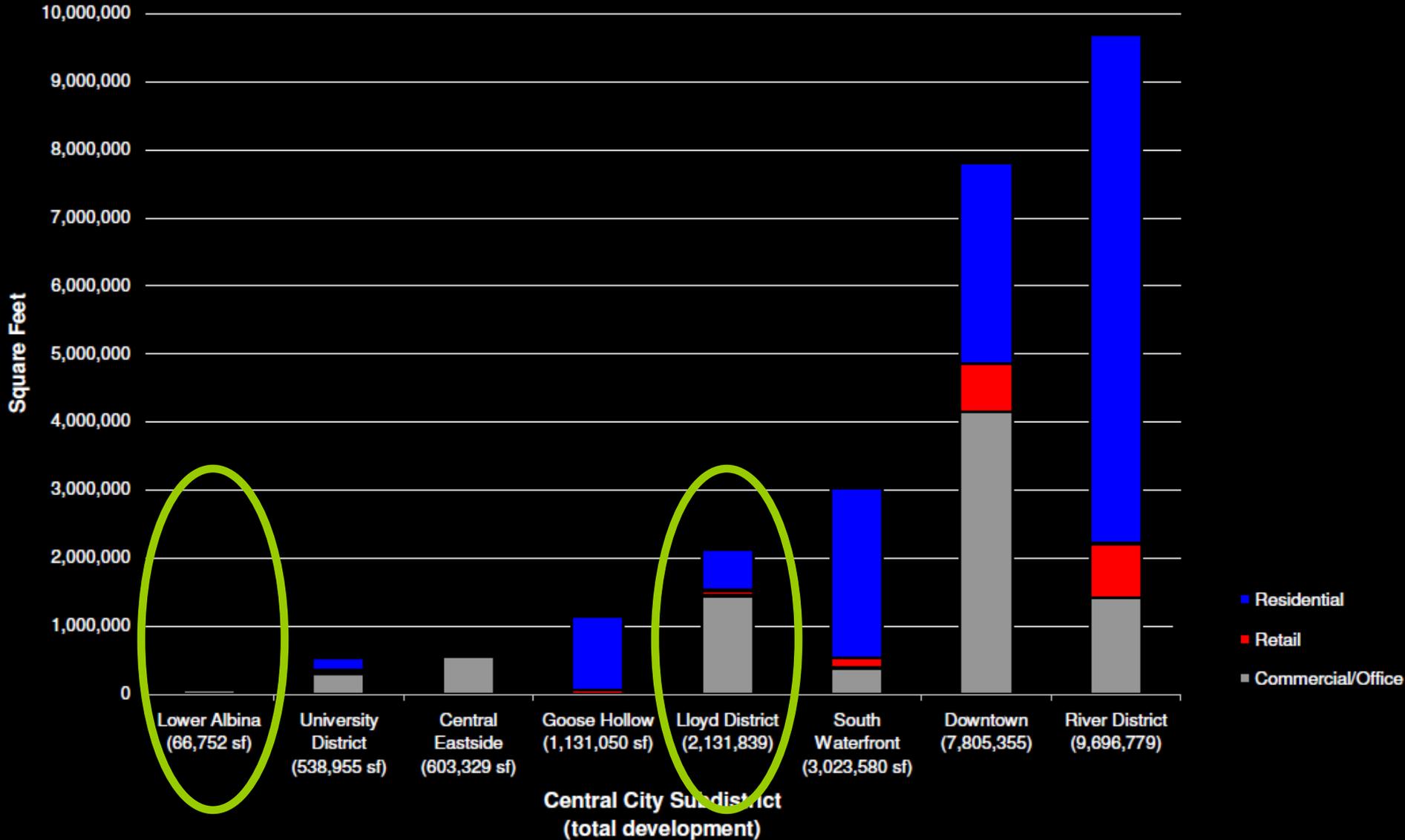
# N/NE Quadrant proposed rezoning



# Irvington Edge Height Proposal

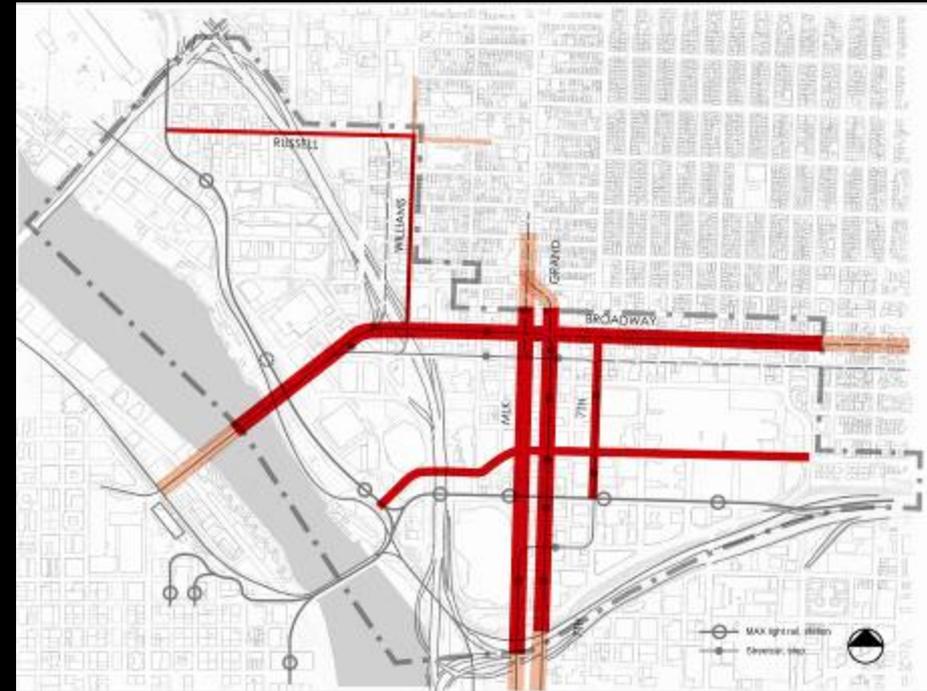


# CENTRAL CITY DEVELOPMENT 1990 to 2010



# “Retail Commercial” Streets

1. Busy, continuous, active streets by day and night with high volumes of vehicles, transit, bicycles and pedestrians
2. Stormwater management less visible or at intersections with side streets
3. Retail uses required/strongly encouraged, specialized retail encouraged



## Scales:

Civic: *Broadway, MLK and Grand*

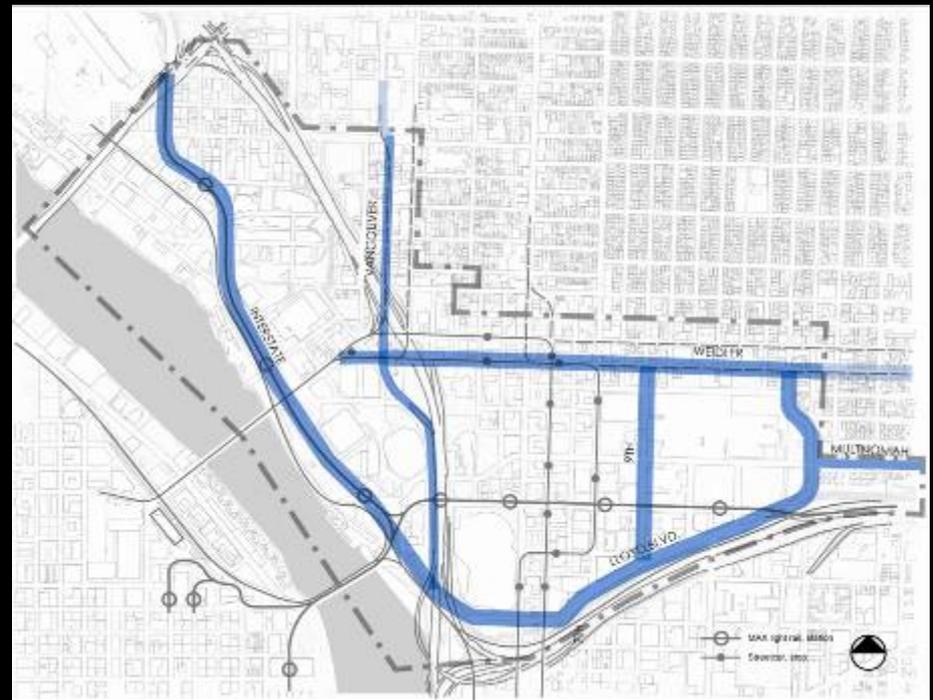
District: *Multnomah and 7<sup>th</sup>*

Neighborhood: *Russell and Williams*



# “Boulevard” Streets

1. Busy, continuous streets with nodal activity and emphasis on access, movement and flow. High volumes of vehicles, transit, bicycles and pedestrians
2. Visible “green” and stormwater management features allowed/encouraged, including landscaped building setbacks
3. Retail uses allowed, encouraged at key locations



## Scales:

Civic: *Weidler, 15<sup>th</sup>/16<sup>th</sup>, 9<sup>th</sup>, Lloyd Blvd. and Interstate*

Neighborhood: *Vancouver and Wheeler*



# “Flexible” Streets

1. Quieter low volume streets, alternative routes for pedestrians and bicyclists
2. Visible “green” and stormwater management features allowed/encouraged, including landscaped building setbacks
3. Retail uses limited or discouraged, except at key locations
4. Highly specialized/localized designs responsive to adjacent land uses/development
5. Linked together as part of a system that reaches the river

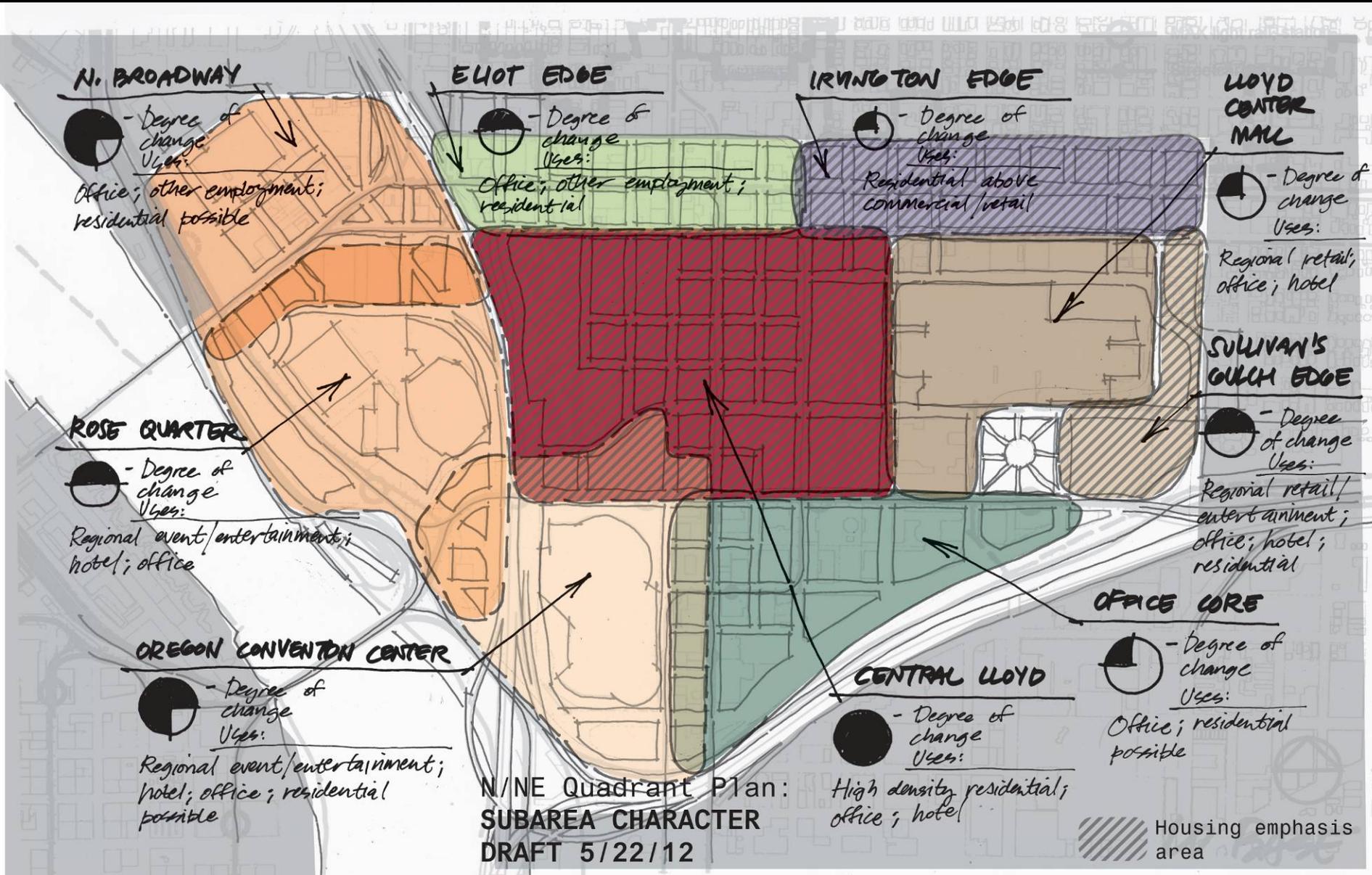


**Some potential variations:**

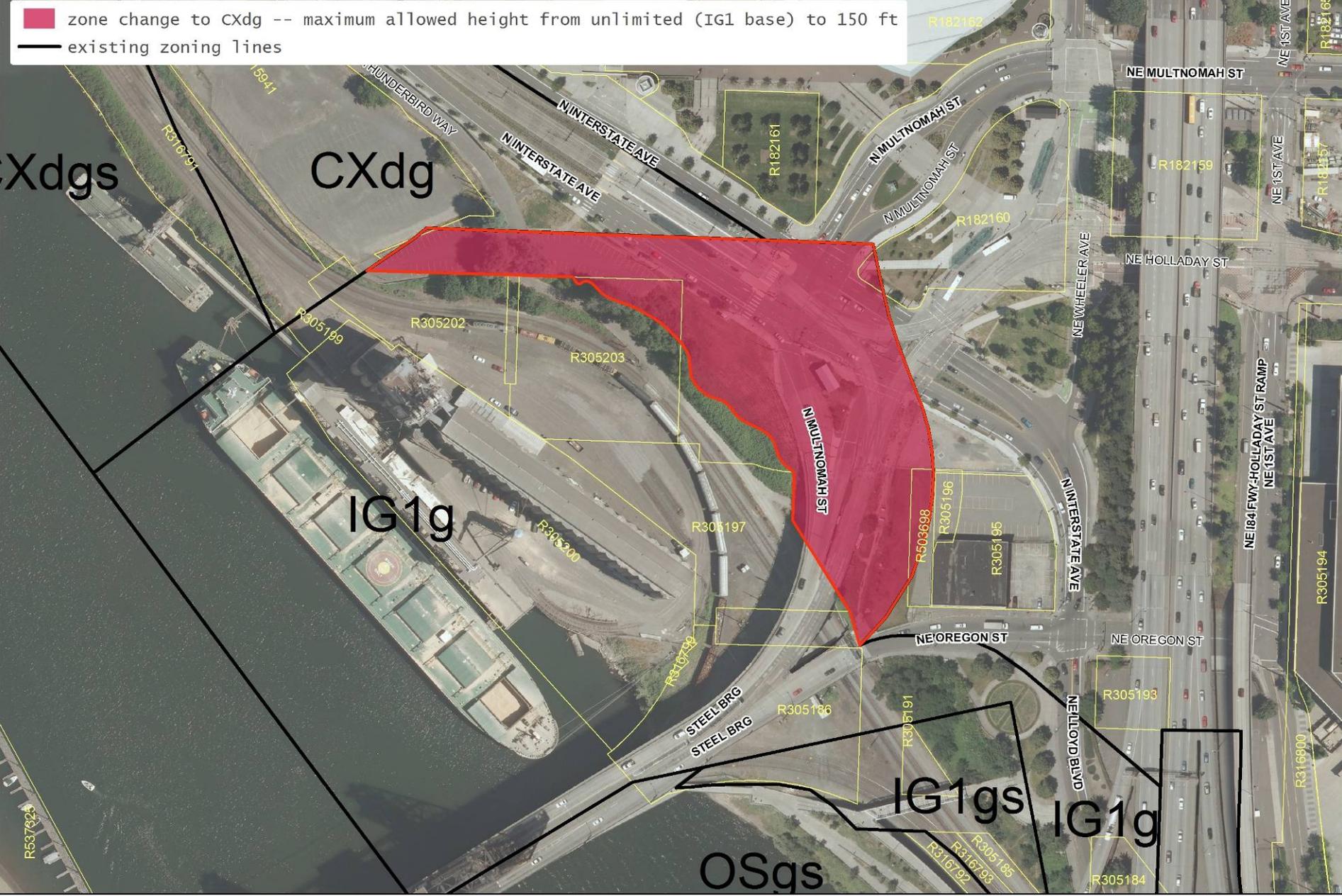
*Woonerf, Festival Street, Pathway, Alley*



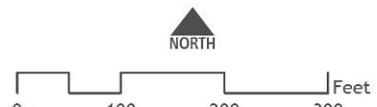
# LLOYD DISTRICT SUBAREA CHARACTER



zone change to CXdg -- maximum allowed height from unlimited (IG1 base) to 150 ft  
 existing zoning lines

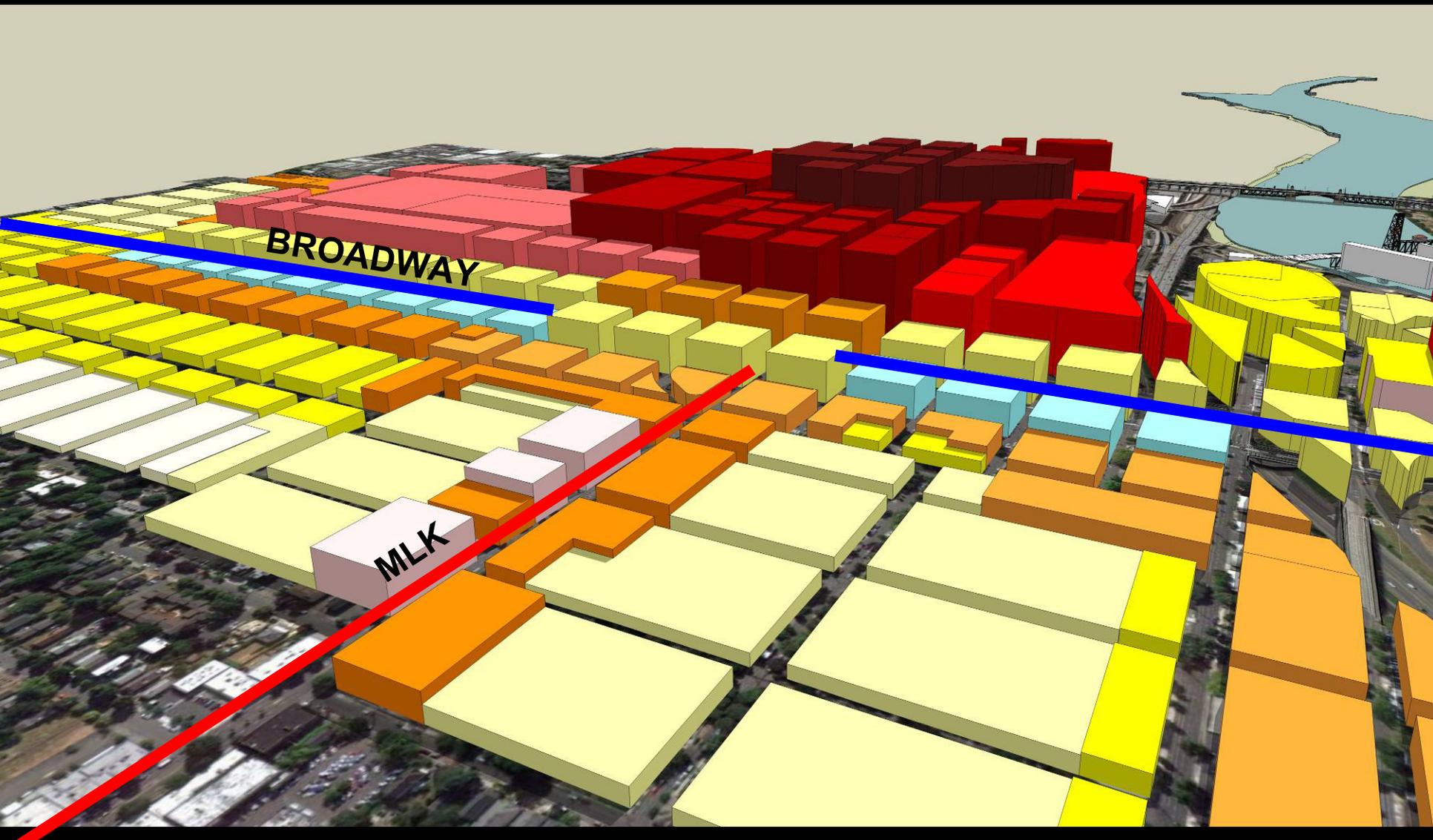


**N/NE Quadrant**  
 proposed rezoning  
 addendum



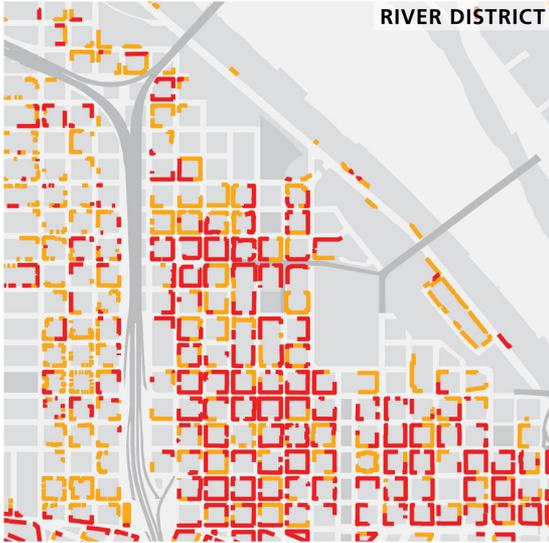
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# PROPOSED MAXIMUM HEIGHTS LOOKING SOUTH

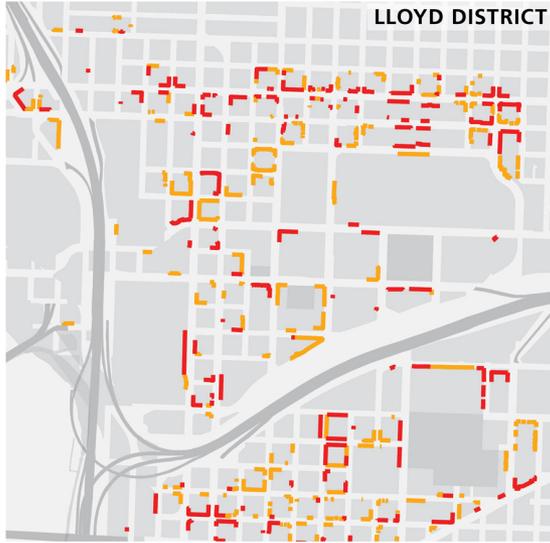


# GROUND FLOOR EDGE CONDITIONS

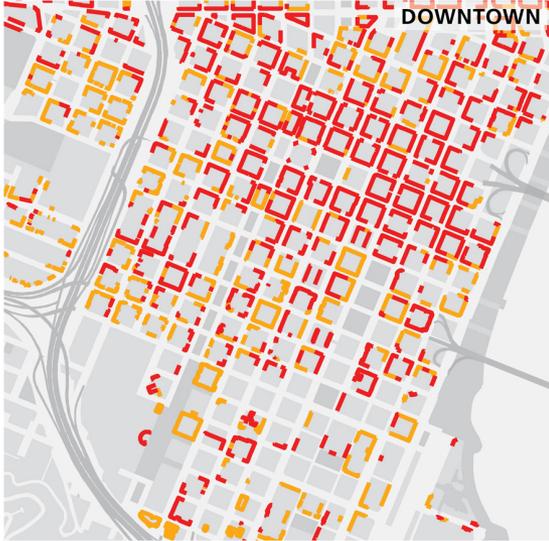
RIVER DISTRICT



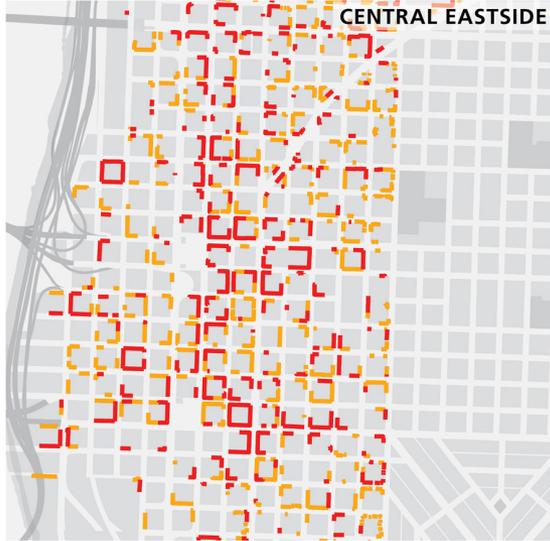
LLOYD DISTRICT



DOWNTOWN



CENTRAL EASTSIDE



Lloyd lacks urban vibrancy...

## LEGEND



-  Retail Storefront
-  Partial Fenestration



**OVER 20M FT<sup>2</sup> OF NEW DEVELOPMENT POTENTIAL**

# CONCEPT IMPLEMENTATION OPPORTUNITY: I-5 IMPROVEMENTS

