

Attachment B. Updates to Proposed Amendments

Table 1. These updates are a result of Design Commission comments and changes proposed at the 7/16 hearing. Items highlighted are those which staff will review at the work session on July 23, 2020.

Ref #	Survey Question/Topic	Comment or Requested Amendment	Proposed Change	Staff Comments
1	Background, Existing Conditions and Emerging Conditions.	a Incorporate language that references the history of wetlands in this area.	Amend the third sentence in the first paragraph to read: <i>The relatively flat riverfront area, now Willamette Park, was a part of a larger network of wetlands and a popular location for camping during the salmon runs while en route from Wapato (or Sauvie) Island on the Columbia River to the Willamette Falls at Oregon City.</i>	The language on this was used to enrich the context within this section which speaks specifically to Willamette Park.
		b It needs that this background section is part of the tool that should be responded to and respected, not just background information. Provide a clear statement, that this is the context being responded to in the hearings room.	<p>i. Amend last three sentences of the first paragraph to read: <i>Today these cultural practices are still central to native peoples’ lifeways but development has often aided in the degradation of resources vital to their preservation. By locating to close the river, over paving sites, or removing existing vegetation, they adversely impact watershed health and habitat restoration.</i></p> <p>ii. Add the following sentence to the end of the second paragraph: <i>This resulted in S Macadam’s west side featuring a more typical block pattern, with multiple connections, while large, irregular lot sizes dominate the landscape on the east side.</i></p> <p>iii. Add the following sentence to the end of the third paragraph: <i>These large sites focused primarily on their response to the river, with very few providing east/west connections, further impeding riverfront access in the district.</i></p>	<p>The current history reads in a passive voice. By including more active, or direct language within the background section, this ties in more closely with character sections. Each paragraph speaks to a specific part of the area’s history, but only the fourth paragraph speaks directly about an issue (good or bad) that development should respond to. To make this more consistent in the section, similar language has been added to the end of the first three paragraphs.</p> <p>In addition to this change in language, the appendix of the Citywide Design Guidelines will feature an introduction to the character sections. This provides guidance on the purpose of the statements and how to use them in accordance with the guidelines.</p>
		c The sentence added at the end of the last paragraph is out of character with the rest of the background section. Remove this and amend the existing sentence to include the word unsafe, after unwelcoming.	Alter the last sentence of the last paragraph to read: <i>But it also resulted in buildings oriented toward parking lots rather than the street, large surface parking areas and an unwelcoming and unsafe pedestrian environment.</i>	Language revised, and additional sentence removed.

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2	Community Character Section	a Make the last sentence in the last paragraph more explicit regarding alignment with the streets on the west side of S Macadam. Language should emphasize unimpeded access from Macadam to the river.	Amend the last two sentences of the last paragraph to read: <i>Strategically site access points to follow the typical Portland block pattern of 200 feet and strengthen the alignment with streets on the west side of S Macadam. This alignment should provide unimpeded access to the riverfront and ensure its accessibility to everyone in the district, not just those who live adjacent to it.</i>	Language revised to address where access should be sited and that it should be unimpeded.
3	Architecture and Urban Design Character	a Direction for development along S Macadam is lacking.	Add the following sentence to the end of the first paragraph: <i>Development should also maximize opportunities for growth, while utilizing color, texture, scale and proportion to complement adjacent context.</i>	The addition of this language highlights the importance of accessibility to the community, strengthening guidance for future development.
		b Add stronger language to direct development how to respond along the riverfront and trails. Speak to how existing development has balconies, terraces and outdoor spaces. New development should build off of this throughout the district. Emphasize stepping the building down and back so there is not an overwhelming imposition on the building on the greenway. Emphasize that significant private outdoor space should be contiguous with the greenway. Emphasize the erosion of vertical facades along the river.	Amend the last paragraph to read: <i>Along the Willamette Riverfront, existing development has traditionally featured balconies, terraces, and communal open spaces to promote safety and create visual interest along the greenway and river. To enrich the experience of all residents, new development should incorporate these elements along the riverfront, and throughout the district, allowing views to the greenway, wildlife and the river. Locate significant outdoor spaces to be contiguous with the greenway trail. Erode building mass along the riverfront and greenway using step downs, and step backs, to preserve access to light and air. Thoughtfully design and orient buildings to facilitate east-west connections to the riverfront, promoting its accessibility within the district.</i>	Language has been altered to speak to elements of existing development that should be maintained. Stronger language has been added to speak to outdoor spaces connecting to the greenway, and the erosion of building mass along the riverfront/trails.
4	Natural and Scenic Resources	a It is not clear how the Native American history provided should be responded.	Alter the first sentence of the second paragraph to read: <i>Natural features here and along the riverfront are valuable community assets, and central to the cultural practices of local Tribal Communities, with lush vegetation and views of the mountains, hills and river.</i>	Much of the Native American history provided spoke to how important the natural environment of this region was, and still is. To better tie in this background with the character sections, language has been added to this section which speaks to future development’s responsibility to help preserve this environment.
		b Provide language that speaks to east/west landscaping and connections. Specifically, “Use landscaping as features to provide a sense of connection between the greenway and river and the interior of the neighborhood.” Could also apply to the character of the east/west streets.	Amend the second sentence of the last paragraph to read: <i>To strengthen this access, use landscaping as features to provide a sense of connection between the greenway, river and the interior of the neighborhood, emphasizing east/west connections toward the river.</i>	This sentence has been amended to include stronger language which addresses utilizing landscaping along east/west connections.
		c There is not enough about how the architecture should respond (general).	Add the following sentence, as the fourth sentence, in the last paragraph: <i>Given the steep topography of the district, rooftops of buildings need to be carefully designed to enhance views.</i>	The addition of this language provides stronger direction on how development can address the issue of views, without lowering building heights.

Table 2: These additional amendments were discussed on July 16, 2020 and received preliminary approval from the Design Commission. Highlighted rows are those where language was altered as a result of the changes in Table 1, above.

Ref #	Survey Question/Topic	Comment or Requested Amendment ***Comments have been altered to correct some grammar/punctuation, but the content has not been changed.	Staff recommendations and proposed amendments	Staff rationale
1	<i>Background, Existing Conditions and Emerging Conditions.</i>	(a) Interference with watershed function - salmon migration.	Background Section: Change the last two sentences of the first paragraph to read: <i>Today these cultural practices are still central to native peoples' lifeways, but development has often aided in the degradation of resources vital to their preservation. By locating to close the river, over paving sites, or removing existing vegetation, they adversely impact watershed health and habitat restoration.</i>	This amendment changed because of Commission feedback.
		(b) By allowing a large 6 story apartment building on the River (Sanctuary) the whole Willamette Greenway was damaged beyond repair. We who live here protested vigorously but lost the fight. We are still mourning. Cars with nowhere to park are a constant aggravation. What were the City planners thinking?		
		(c) Please change SW Macadam to S Macadam.	Change all references for Macadam Avenue from SW to S throughout the document.	This change will update the statement to align with the changes made by PBOT in their South Portland Addressing Project.
2	<i>Map on Page 1.</i>	(a) We are 2 blocks from macadam but are severed from being considered by this map. There are businesses on S. Virginia, how is this map including those?	Incorporate some iconography (hatching) to indicate the row of businesses on S. Virginia.	Even if the businesses are right outside the district, it is still adjacent and relevant to the guidelines. This context could help guide future development within the district.
		(b) At least from the view of the city (this is a sextant...not a quadrant)	Change references to quadrant to read sextant.	Since this is a design overlay within a district, the area should be referenced as such, not a quadrant or sextant.
		(c) Error: Pendleton Street has a river access/light at Macadam.	Add a symbol on the map to mark this access.	Ensuring the existing access points will help guide future development on where to place new pathways, open space and entries to ensure optimal connectivity between sites and buildings in district.
3	<i>Community Character.</i>	(a) There should be an emphasis on the river being accessible for the community	Community Character Section: Add the following sentence to the end of the 3rd paragraph: <i>This alignment should provide unimpeded access to the riverfront and ensure its accessibility to These changes help to ensure the riverfront is accessible to everyone in the district, not just those who live adjacent to it.</i>	This amendment changed because of Commission feedback.

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4	Architectural Character - Macadam Boulevard.	(a) Agree with pedestrian prioritization and please add prioritization of bicycles	<p>Propose 2 Amendments to Architecture and Urban Design Character Section:</p> <p>(1) Add the word cyclists to the 2nd sentence within 1st paragraph, so it reads: <i>Existing development — a mixture of river-oriented businesses, suburban-style shopping centers, office parks and apartment buildings — does not necessarily support a public realm focused on the comfort and safety of pedestrians and cyclists over cars.</i></p> <p>(2) Add the word bicycle to the 2nd sentence of the 2nd paragraph so it reads: <i>New buildings should build off this existing fabric by utilizing design features such as ample glazing, covered entries, integrated landscaping or inviting pedestrian and bicycle pathways to soften the harsh environment along this busy corridor.</i></p>	This is the section within the statement that speaks directly to the desired character of the future Macadam Boulevard. Since it already includes language that speaks to prioritizing the pedestrian and creating more pedestrian pathways between sites, language to address bicyclists as well could be easily added. This would move towards supporting the larger goal of more connectivity within the district between the Willamette Riverfront and S. Macadam Avenue.
		(b) Traffic on Macadam needs to be reduced and slowed. Walking to homes, businesses and restaurants is not safe.	<p>Architecture and Urban Design Section: Add the following word (in red) to the last sentence of the final paragraph of the background section: <i>But it also resulted in buildings oriented toward parking lots rather than the street, large surface parking areas and an unwelcoming and unsafe pedestrian environment.</i></p>	This amendment changed because of Commission feedback.
		(c) Macadam itself must be changed--more crossings, slower traffic.	<p>Architecture and Urban Design Section: Alter language within paragraph 2, sentences 2 and 3, to read:</p> <p><i>New buildings should build off this existing fabric by utilizing design features such as ample glazing, covered entries, integrated landscaping or inviting pedestrian and bicycle pathways to soften the harsh environment along this busy corridor. Most especially, these features should be incorporated on corner locations that can strengthen the connections across Macadam Avenue and down to the river.</i></p>	Although staff cannot dictate the height of buildings through this statement or the design review process, more assertive and direct language can help guide development to create a more inviting public realm for pedestrians.
		(d) Need to keep height restrictions on buildings to help with a park like setting. Amenities such as awnings, sculptures, street furniture should be encouraged to continue to support a pedestrian friendly area.		
		(e) The elevation of development in southern Macadam needs to be limited to 45 feet to allow for maximum air quality/flow and permeability to river access.		
		(f) There is a major gap. While it is good that the 3 parts of the neighborhood is acknowledged there is no information as to what that means or why. The South part of the Macadam area is extremely narrow and hemmed in by steep hills to the west and the highway and river to the east. It is essential to keep building elevations low in this area (whereas the north end can absorb higher densities and elevation).	<p>Propose 2 Amendments:</p> <p>(1) Architecture and Urban Design Section: Add the following sentence to the 2nd paragraph: <i>Terrain in the Northern part of Macadam is defined by steep topography and large lots, while the Southern area generally flatter, extremely narrow and hemmed in by steep hills to the west and the highway and river to the east.</i></p> <p>(2) Diagrammatic Map: Add notations within the legend which speak to the special character of each of the 3 areas.</p>	Adding this context within the statement will help guide future development, and reviewers on the nuanced character along the different portions of Macadam Avenue.

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5	<i>Architectural Character - Willamette Riverfront.</i>	<p>***Comments have been altered to correct some grammar/punctuation, but the content has not been changed.</p> <p>(a) So... why isn't this being followed for the Alamo Manhattan project in the south waterfront... read previous comments... and then read the above statement about "stepping back" buildings; that does not translate to putting the tallest buildings on the river. Are you talking to each other at city hall??</p> <p>(b) The Greenway provides meditative walking with continual views of the river and downtown which need to be which need to be preserved.</p> <p>(c) The need for setbacks or building erosion on development fronting the greenway is very important.</p>	<p>Architecture and Urban Design Section: Amend the last paragraph to read: <i>Along the Willamette Riverfront, existing development has traditionally featured balconies, terraces and communal open spaces to promote safety and create visual interest along the greenway and river. To enrich the experience of all residents, new development should incorporate these elements along the riverfront, and throughout the district, allowing views to the greenway, wildlife and the river. Locate significant outdoor spaces to be contiguous with the greenway trail. Erode building mass along the riverfront and greenway using step downs, and step backs, to preserve access to light and air. Thoughtfully design and orient buildings to facilitate east-west connections to the riverfront, promoting its accessibility within the district.</i></p>	<p>This amendment changed because of Commission feedback.</p>
6	<i>Natural and Scenic Resources.</i>	<p>(a) Native plantings are not always ideal in a changing climate.</p> <p>(b) The beach at Pendleton should be recognized as a community gathering space for swimmers and kayakers. Safety of the Greenway path is jeopardized by brush and trees. Bikers and walkers need clear site lines. Homeless people are attracted to the brush on the river and RR. The bank is rip rap and should not be planted for flood protection.</p> <p>(c) I agree with the goals. However, setbacks (or building erosion), increased setbacks and communal open space should also be encouraged</p>	<p>Natural Resources Section: Change the last sentence of the first paragraph to read: <i>Development should include native and climatic responsive plantings to enhance wildlife habitat, soften building edges and screen parking areas.</i></p> <p>Propose 2 Amendments:</p> <p>(1) Diagrammatic Map: Add a symbol and callout for Pendleton beach within legend.</p> <p>(2) Architecture and Urban Design Character Section: Amend the first two sentences of the last paragraph to read: <i>Along the Willamette Riverfront, existing development has traditionally featured balconies, terraces, and communal open spaces to promote safety and create visual interest along the greenway and river. To enrich the experience of all residents, new development should incorporate these elements along the riverfront, and throughout the district, allowing views to the greenway, wildlife and the river.</i></p> <p>Architecture and Urban Design Character Section: Alter the last 2 sentences in the last paragraph to read: <i>Erode building mass along the riverfront and greenway using step downs, and step backs, to preserve access to light and air. Thoughtfully design and orient buildings to facilitate east-west connections to the riverfront, promoting its accessibility within the district.</i></p>	<p>The addition of this language would encourage more diversity within the landscaping (if it met Portland Plant requirements) while also supporting the goals of Citywide Design Guideline 09.</p> <p>This amendment changed because of Commission feedback.</p> <p>This amendment changed because of Commission feedback.</p>