

# River Plan / South Reach

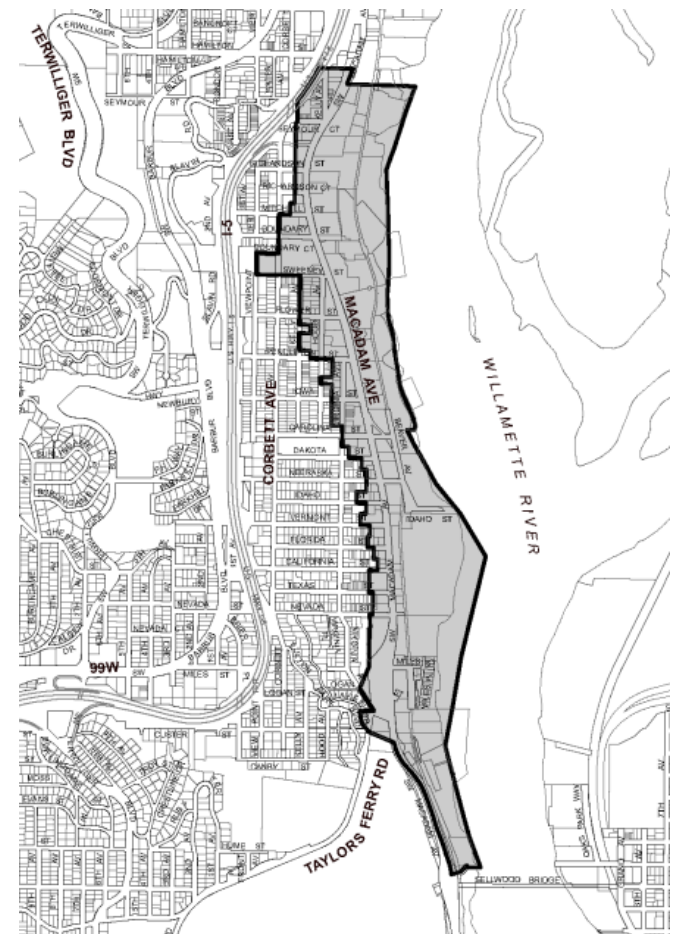
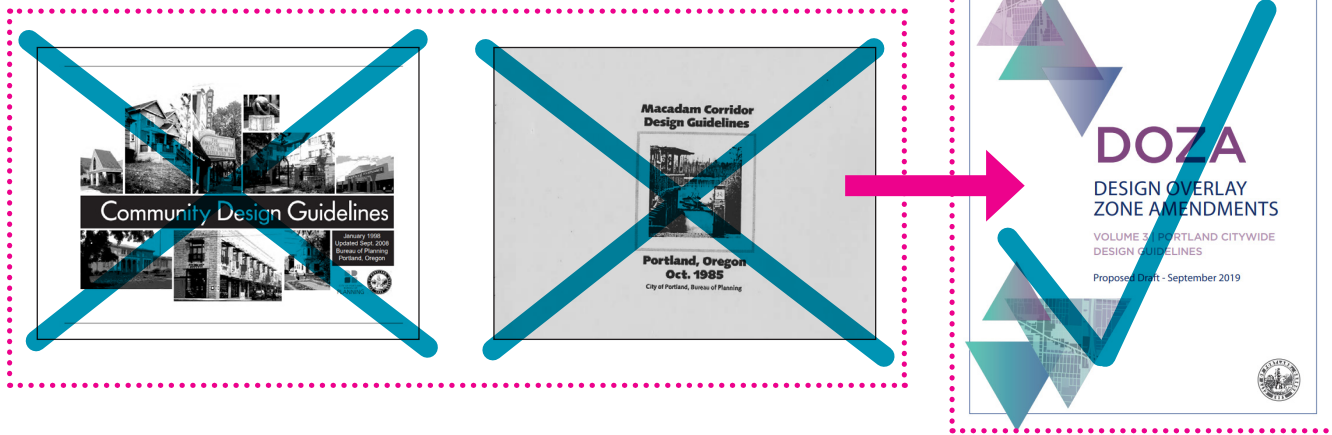
## RIVERFRONT DESIGN STANDARDS



Good riverfront design is key to making the South Reach a more special place. The River Plan/ South Reach Discussion Draft contains some zoning code provisions, (e.g. required landscaping), but additional measures would help achieve better designed development along the riverfront.

### WHAT HAPPENS NOW?

There are two areas in the South Reach where the Design (d) overlay zone is applied to properties: in the Sellwood Bridgehead area and in the Macadam Plan District. Currently new development projects seeking City approval in these areas may choose between meeting community design standards or design guidelines. In some cases new development projects in the Macadam Plan District area would need to meet Macadam Corridor Design Guidelines (1985).



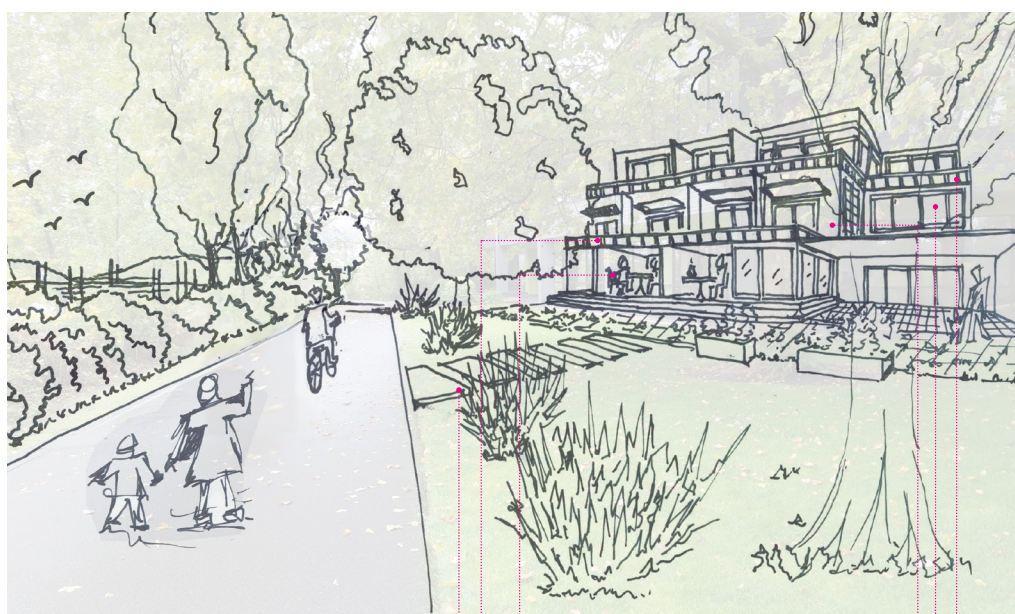
EXISTING MACADAM PLAN DISTRICT WITH DESIGN OVERLAY

### NEW CITYWIDE DESIGN GUIDELINES UNDER DEVELOPMENT

City staff are updating the citywide design guidelines and design standards to be consistent with and implement the 2035 Comprehensive Plan. The Design Overlay Zone Amendments (DOZA) project will be adopted in spring 2020, prior to adoption of the River Plan/South Reach project. This will result in the most up-to-date design provisions for the riverfront area. The DOZA amendments will provide for quality, contextual, and pedestrian-oriented development that responds to the river as a special place.

The River Plan/South Reach team worked with the DOZA team to improve the draft design guidelines to create quality development along the riverfront. Planning and Sustainability and Design Commission members asked staff to prepare revised design standards for the riverfront.

As a starting point for creating river-related Design Standards, staff is considering creating new standards specific to the riverfront AND altering the language of existing standards within the Proposed Draft to respond specifically to the riverfront. The appropriate design responses and language is still being discussed. Below is an outline of the standards staff is proposing (P) be added, as well as existing (E) standards that could be edited:



#### RESPONSIVE ON SITE FEATURES:

- PHYSICAL CONNECTION (PATHS TO TRAILS/RIVERFRONT)
- VISUAL CONNECTION (PROVIDE FOR VIEWS)
- COVERED OUTDOOR AREA
- INTENTIONAL PROGRAMMING

#### RESPONSIVE ARCHITECTURE:

- STEP-BACK IN HEIGHT
- BREAKS IN WALL PLANE
- BALCONIES/TERRACES
- WINDOWS

**(P) On-Site, River Adjacent, Open Areas.** This standard would focus on how development could provide an improved response to the riverfront through onsite features. Specifically, how can development create outdoor spaces and places that connect development to the riverfront while also enhancing the experience of development from the trail, for patrons, workers and residents. This should apply to all new development and additions within the setback and adjacent to it. Staff recommends creating a new standard with similar language to PR13 in terms of the size of the open area and required seating/landscaping.

**(P) Responding to the Riverfront.** This standard would focus on the how development is responding to the riverfront in terms of its architecture, specifically focusing on massing and articulation. This should apply to all new development and exterior alterations within the setback and adjacent to it.

**(E) PR 18 Location of Utilities.** Add language within the standard that requires screening of utilities along the riverfront and trails.

### WANT TO PROVIDE FEEDBACK ON THE DRAFT DESIGN STANDARDS?

Please come to a meeting where staff will explain how these new design standards could replace the existing *Macadam Corridor Design Guidelines* as recommended in the *River Plan/ South Reach Discussion Draft*.

River Plan/South Reach Riverfront Design Standards Meeting  
 Tuesday, December 3, 2019  
 Center for Equity and Inclusion, 5757 SW Macadam Avenue  
 7:00 – 8:30 PM

6:30-7:00 PM  
 7:00-7:20 PM  
 7:20-8:30 PM

View materials  
 Staff Presentation  
 Group Discussion

