



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

BRIEFING on Preliminary Recommendations

Portland Planning & Sustainability Commission – June 12, 2012



N/NE QUADRANT PLAN OVERVIEW

- 1. Introduction**
- 2. 60 Years of Change**
- 3. Plan Concept Development**
- 4. Goals, Policies & Actions**
- 5. Specific Zoning & Building Height Limits Proposals**
- 6. I-5 Broadway/Weidler Interchange Opportunities**

City:

- Central City 2035 Plan with Updated Lloyd and Lower Albina Subdistrict Plans (N/NE Quadrant)
 - Urban Design Concept Diagram
 - Land Use Plan with Goals, Policies & Actions

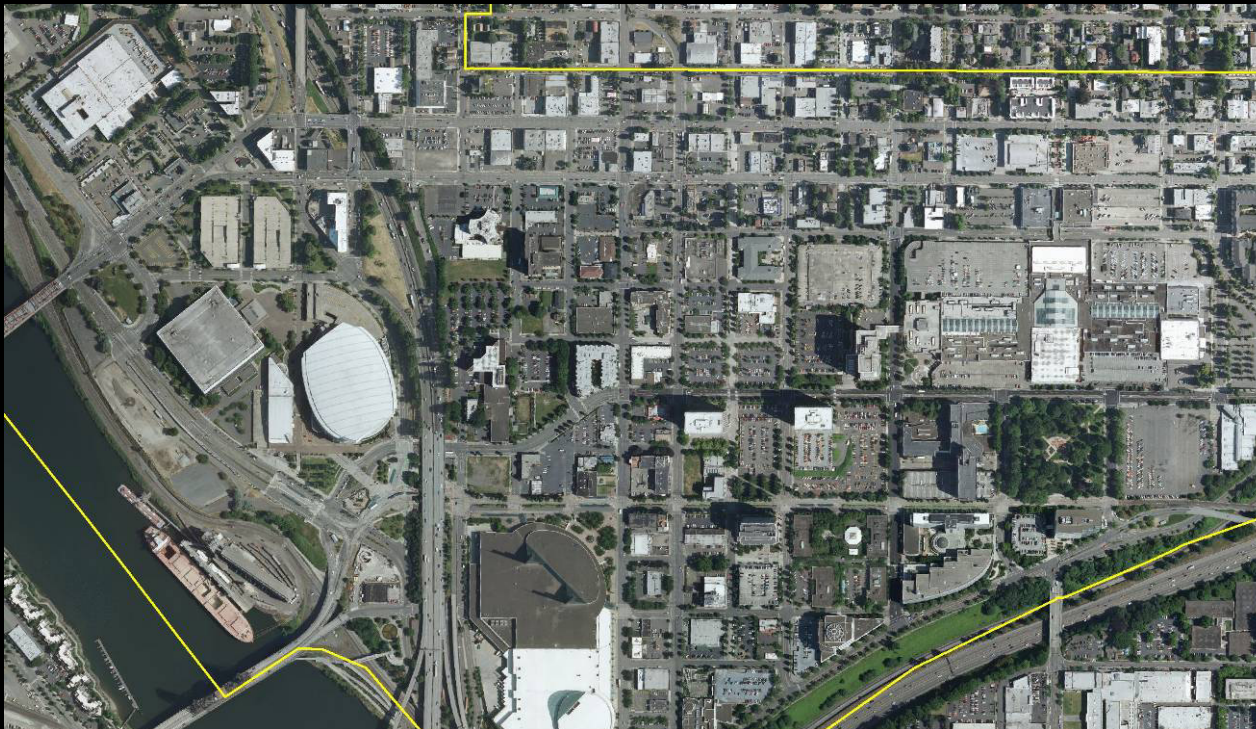
ODOT:

- I-5 Improvements Project Agreement
- I-5 Facility Plan for project area



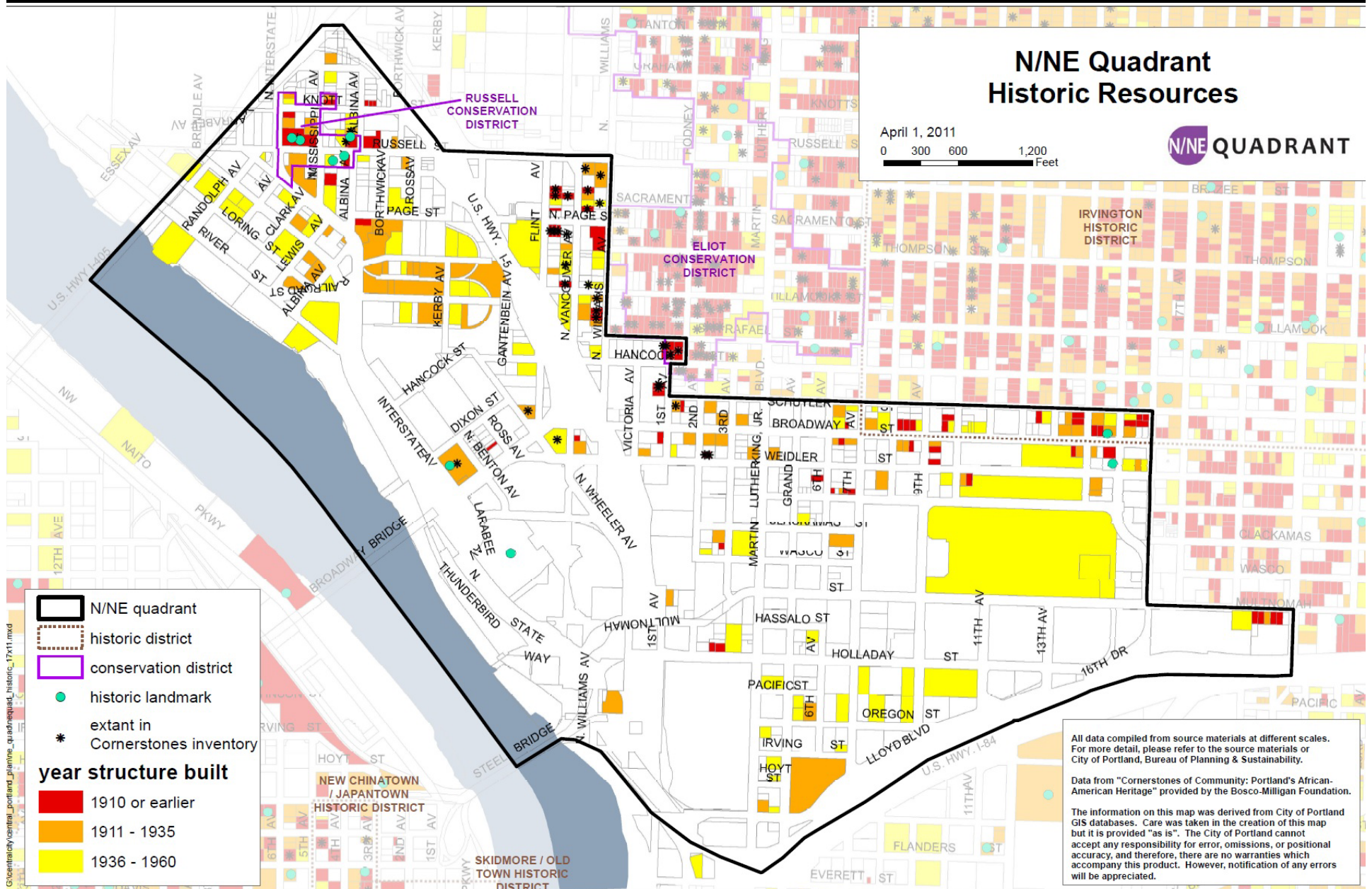


1950



2009

Cornerstones of Community: Portland's African-American Heritage



N/NE Quadrant Historic Resources

April 1, 2011

0 300 600 1,200
Feet

N/NE QUADRANT

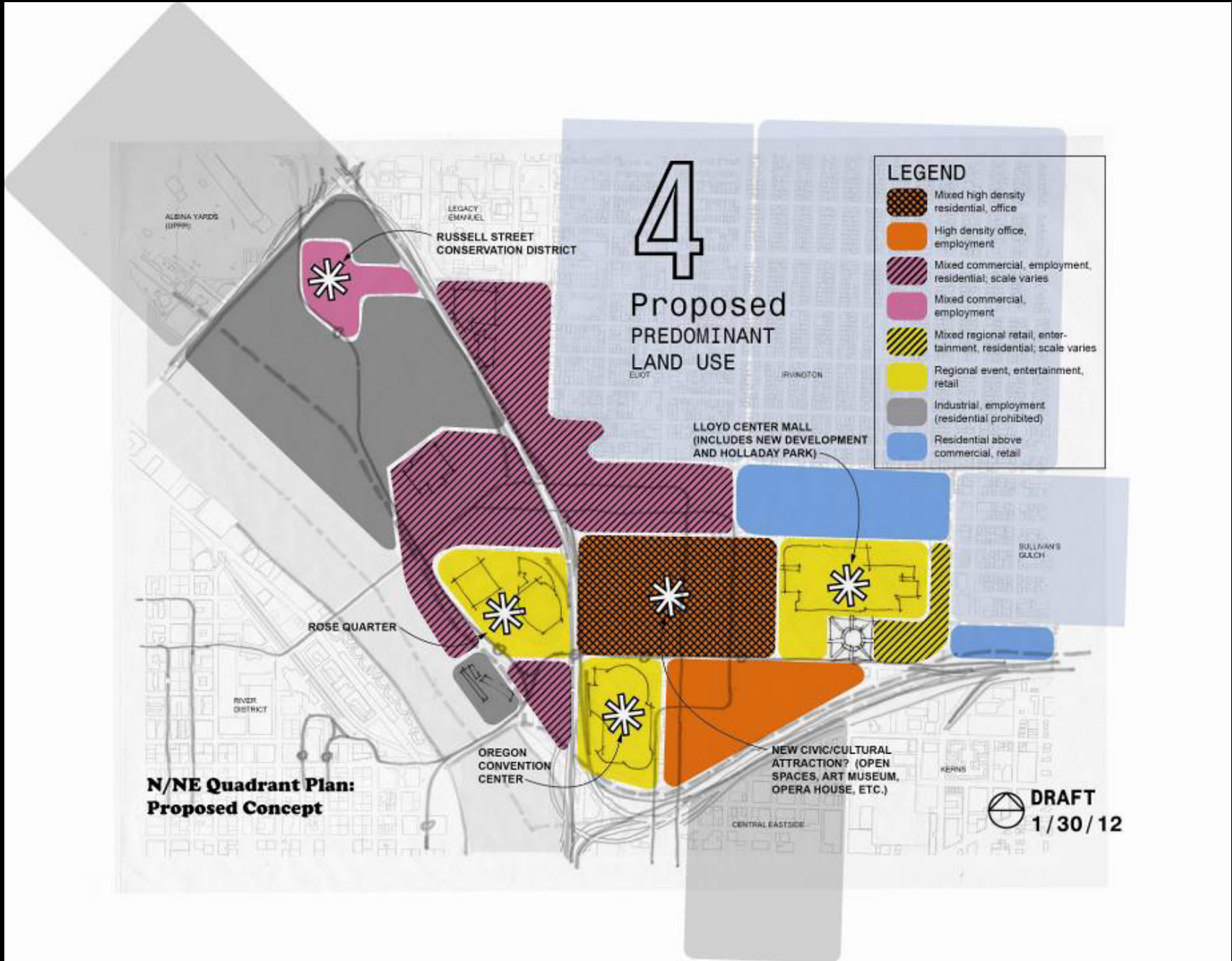
- N/NE quadrant
 - historic district
 - conservation district
 - historic landmark
 - * extant in
Cornerstones inventory
- year structure built**
- 1910 or earlier
 - 1911 - 1935
 - 1936 - 1960

All data compiled from source materials at different scales. For more detail, please refer to the source materials or City of Portland, Bureau of Planning & Sustainability.

Data from "Cornerstones of Community: Portland's African-American Heritage" provided by the Bosco-Milligan Foundation.

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Quadrant Plan Concept – SAC Endorsed



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

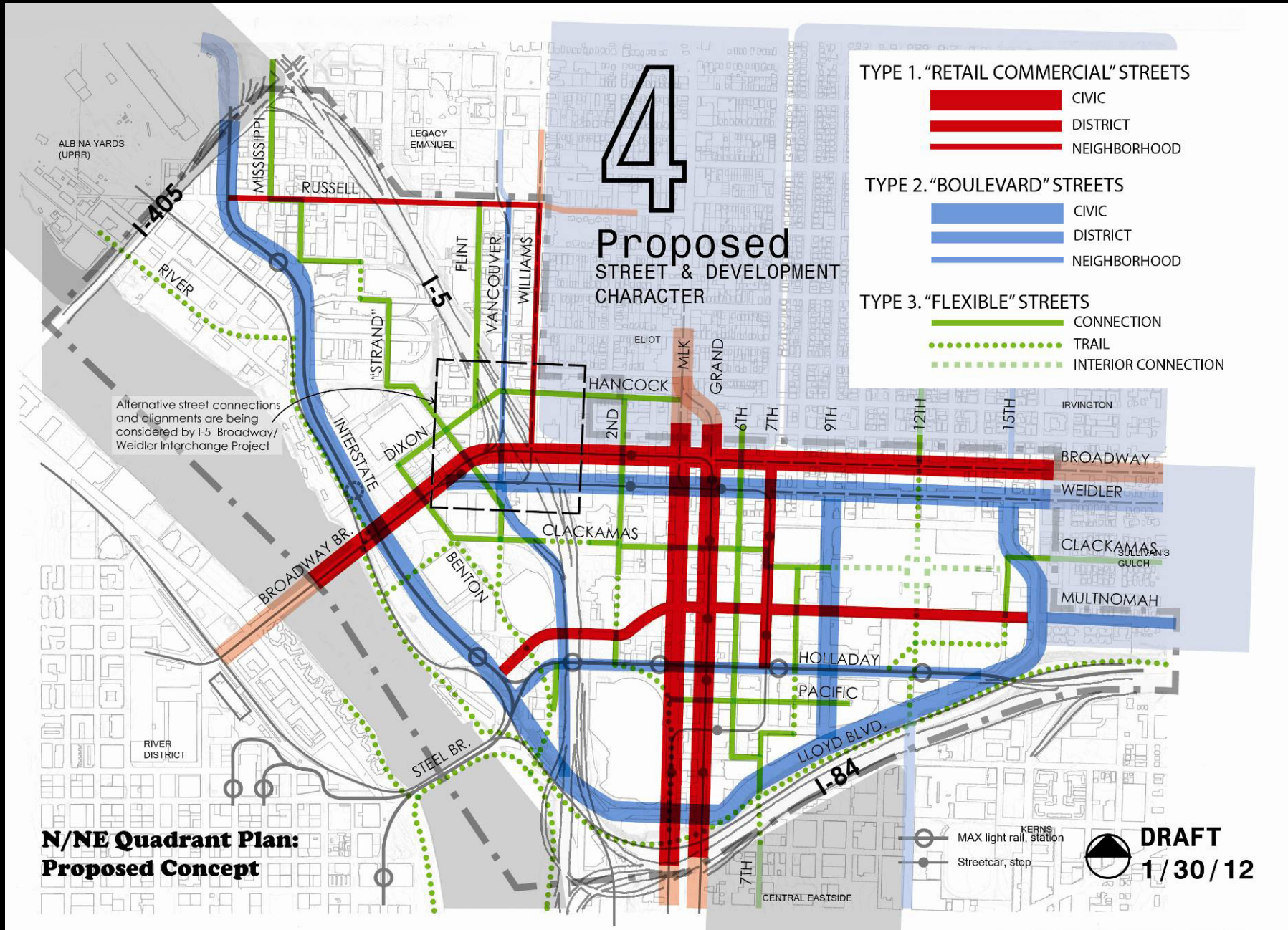
Alternative street connections and alignments are being considered by I-5 Broadway/Weidler Interchange Project

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

- MAX light rail, station
- Streetcar, stop



DRAFT
1/30/12

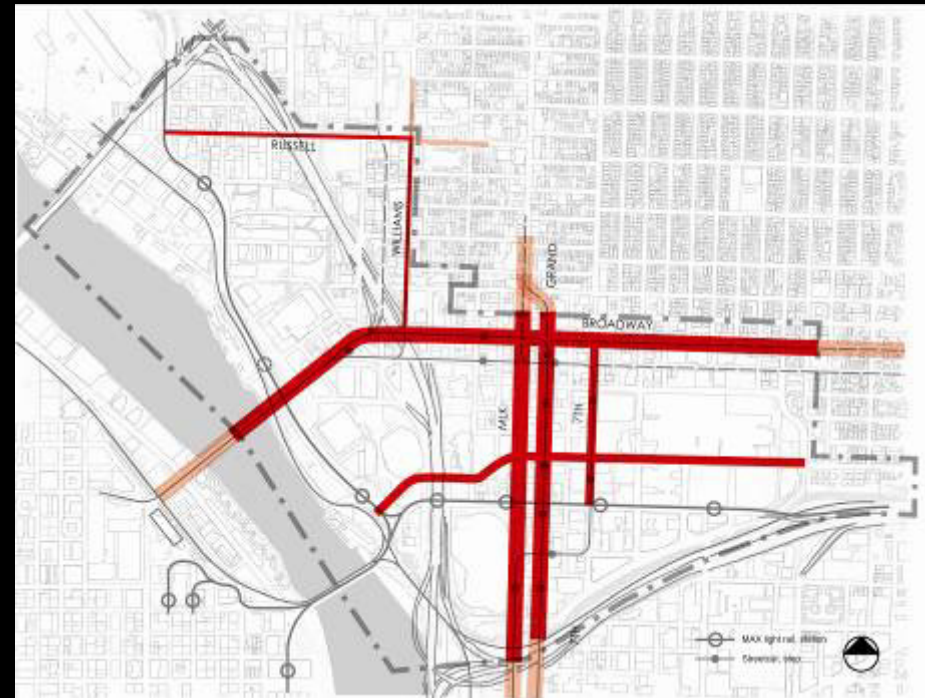


Assumptions for all types

1. Active adjacent ground floors
2. Good sidewalks with safe crossings
3. Attractive and diverse public amenities
4. Stormwater management functionality
5. Same transportation role
6. Adjacent development scaled to context

“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:

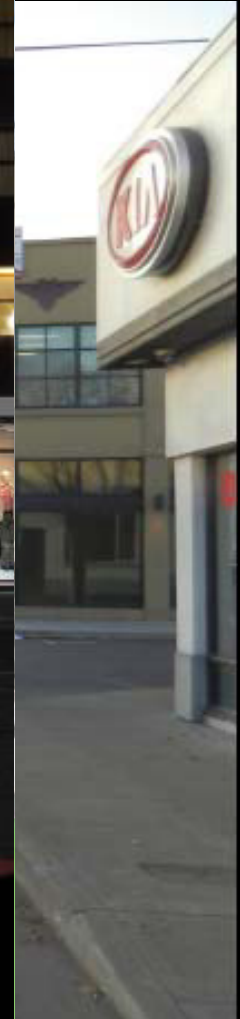
Civic: *Broadway, MLK and Grand*

District: *Multnomah and 7th*

Neighborhood: *Russell and Williams*

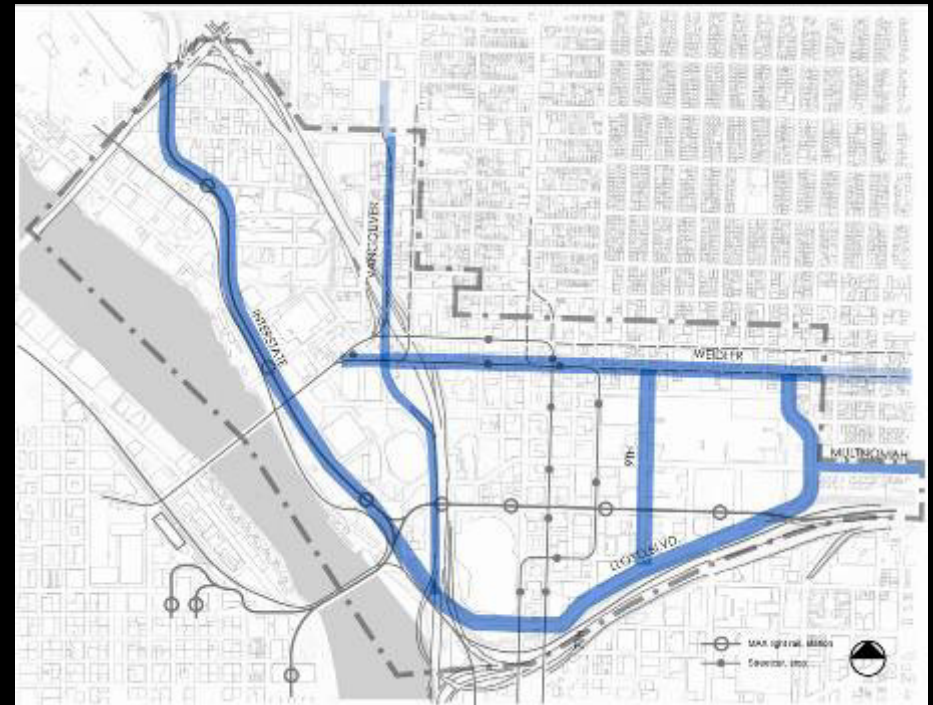


NE Broadway at 3rd



“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, 15th/16th, 9th, Lloyd Blvd. and Interstate*

Neighborhood: *Vancouver and Wheeler*



NE Weidler at 9th



“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:

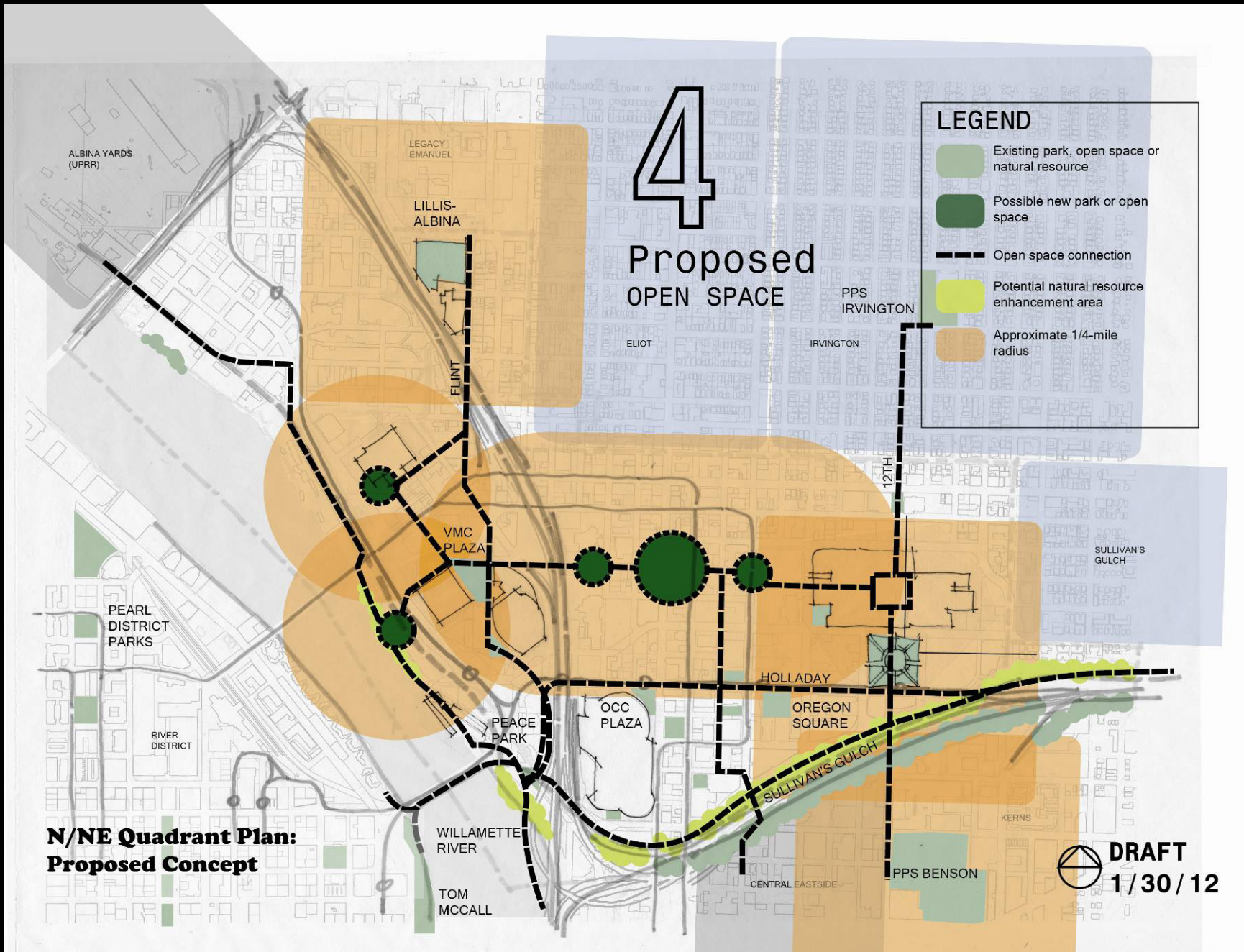
Woonerf, Festival Street, Pathway, Alley



NE 6th at Wasco



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**

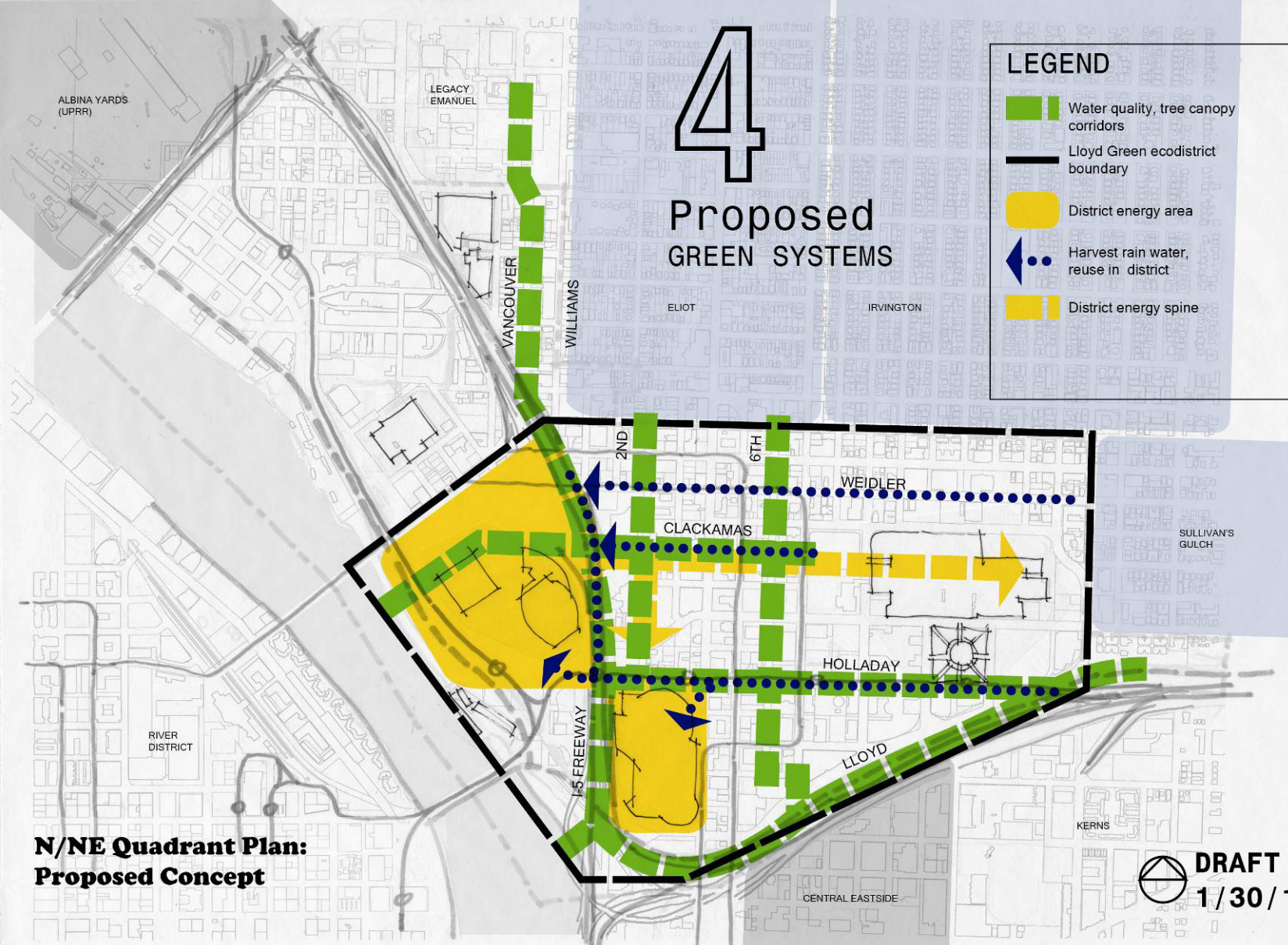
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Green Systems

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**

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1/30/12

N/NE Quadrant Plan Structure

Lloyd District

- District Goal
- Policies
 - Regional Center: Economy & Innovation
 - Housing and Neighborhoods
 - Transportation
 - Urban Design
 - Green Central City
- Performance Targets
- Implementation Actions

Lower Albina









- District Goal
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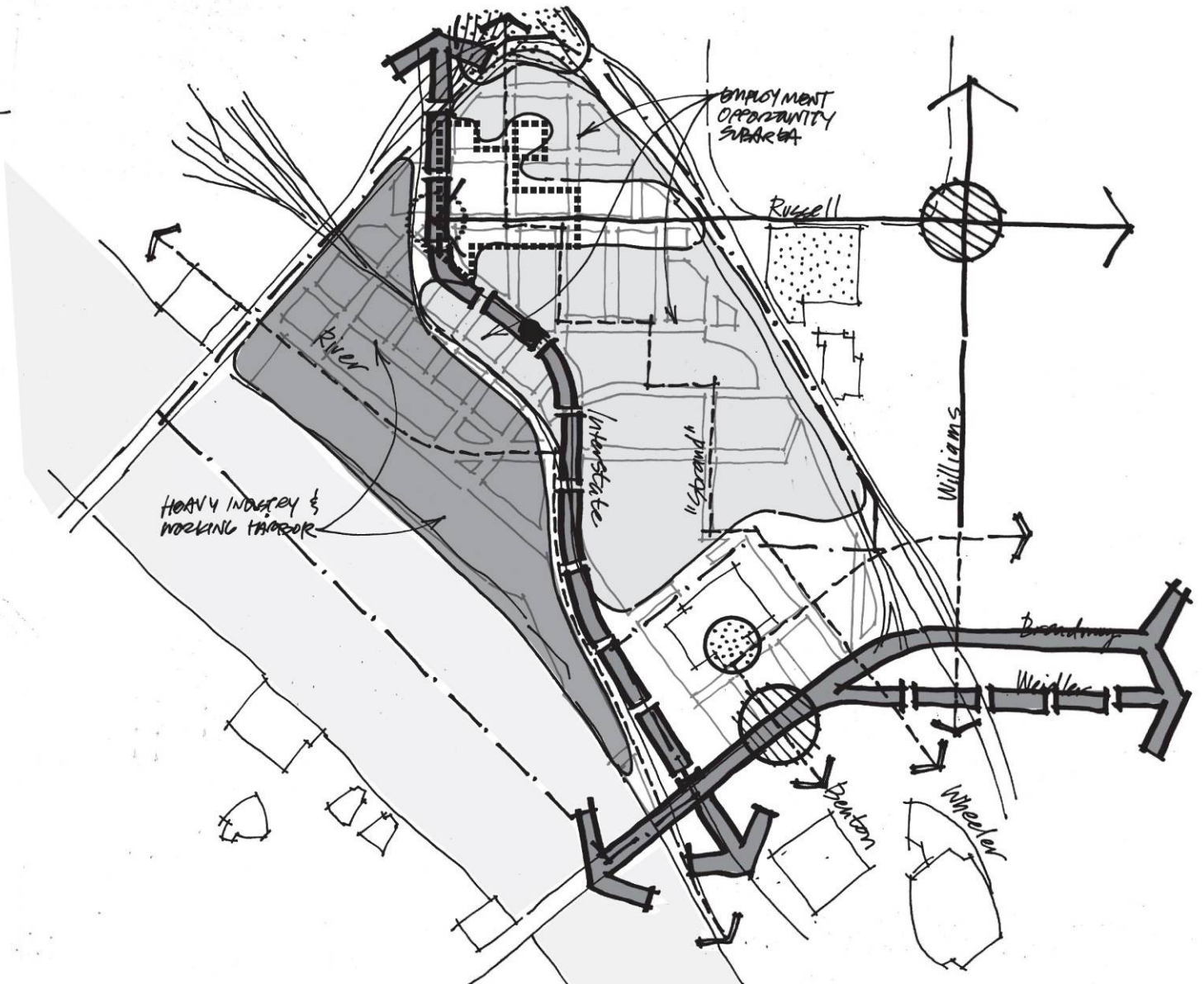
Lower Albina – Urban Design Concept

LOWER ALBINA
URBAN DESIGN CONCEPT
DRAFT 5.4.12

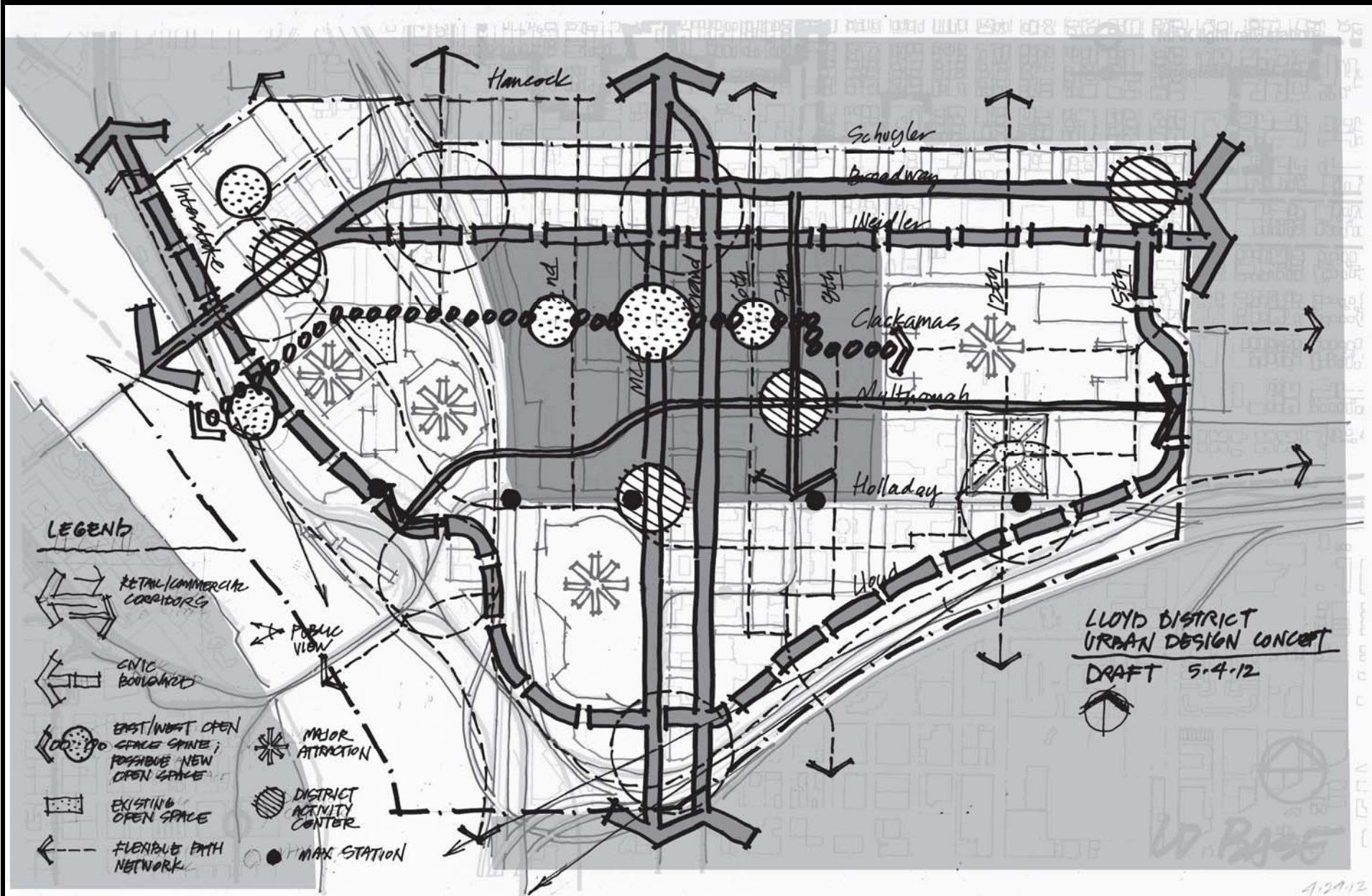


LEGEND

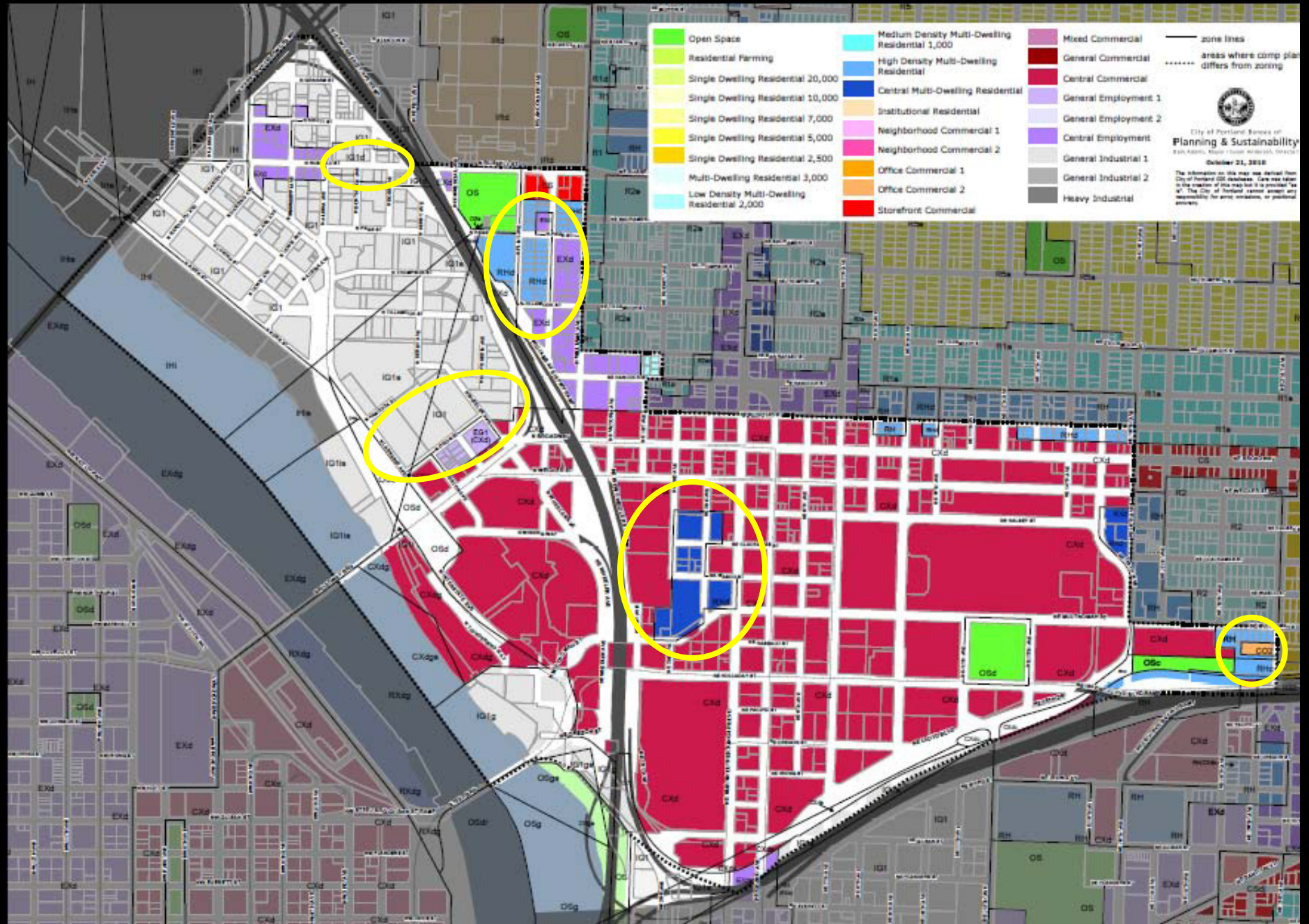
-  RETAIL/COMMERCIAL CORRIDORS
-  CIVIC BOULEVARD
-  POSSIBLE NEW OPEN SPACE
-  EXISTING OPEN SPACE
-  FLEXIBLE PATH NETWORK
-  POTENTIAL 'GATEWAY' FEATURE
-  MAX STATION
-  RUSSELL STREET CONSERVATION DISTRICT



Lloyd District – Urban Design Concept



Existing Zoning Designations & Proposed Changes



Draft Zoning Change Proposals

1. Lower Albina

- a) Change IG1d on Russell east of existing conservation district to EXd (no housing)
- b) Apply Employment Opportunity Subarea provisions east of Union Pacific rail line.

2. North of Broadway/Blanchard Area

- a) Change to IG1 to EXd with master plan requirement and EG1 to CXd zoning.

3. Vancouver/Williams Study Area

- a) Change area of RHd to EXd.

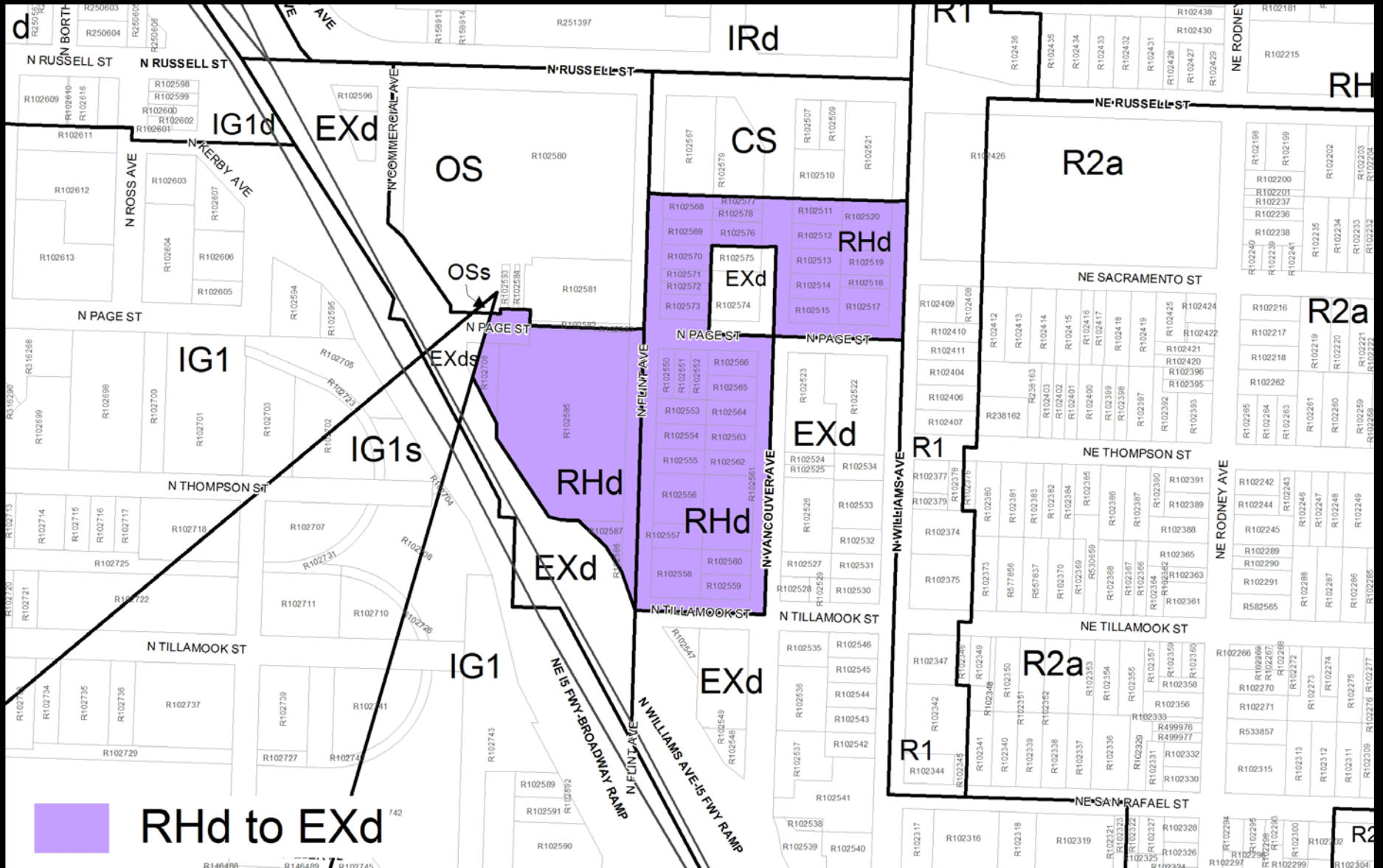
4. North Banfield Portal

- a) Change area of RH and CO2 to CXd.

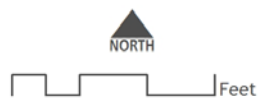
5. Central Lloyd

- a) Change RXd pocket to CXd.
- b) Apply enhanced housing incentives to entire Central Lloyd.
- c) Apply incentives for hotels, restaurants fronting convention center.

Vancouver/Williams Study Area



N/NE Quadrant
proposed rezoning

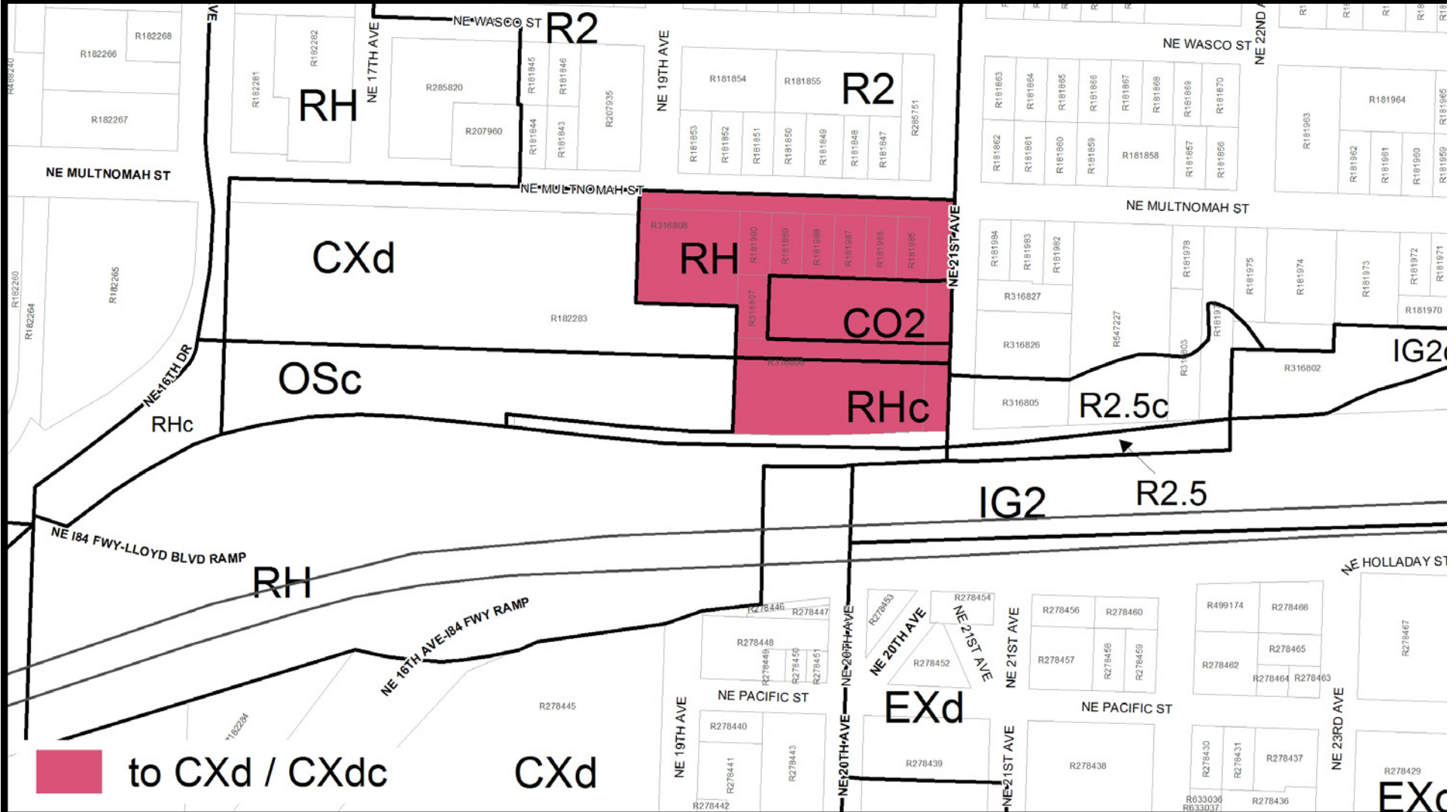


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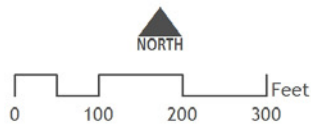
April 25, 2012

Banfield Portal



to CXd / CXdc

N/NE Quadrant
proposed rezoning



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April 25, 2012

Draft Proposals for Changes to Potential Maximum Height Limits

1. **Thunderbird Site**

Allow height (up to 250') in exchange for public open space.

2. **N Broadway**

Allow taller buildings at Broadway Bridgehead (up to 325', step down to east).

3. **NE Broadway Neighborhood Transitions**

Reduce maximum heights north of Broadway to 75'/125' including bonuses.

4. **Central Lloyd**

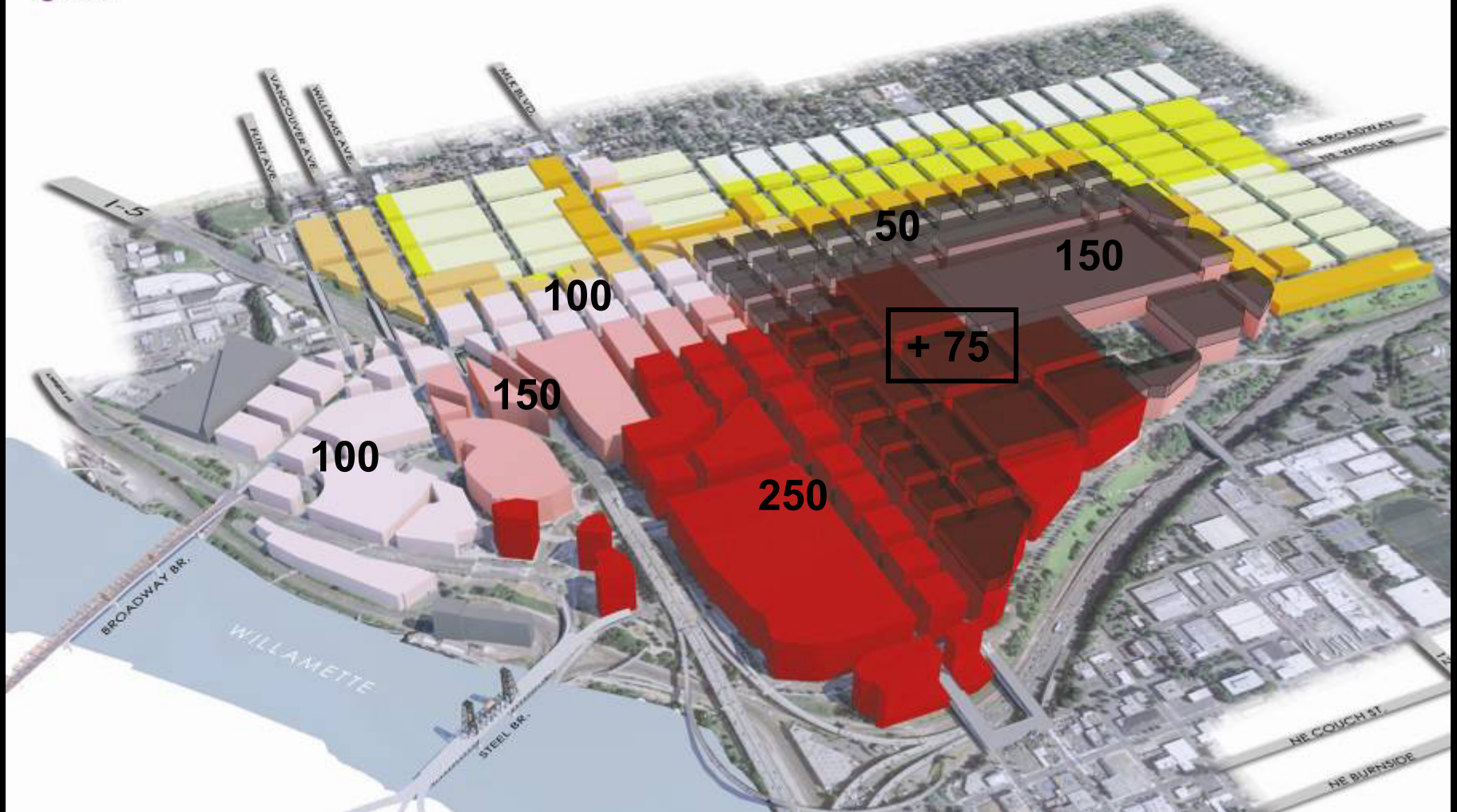
Increase maximum potential heights in the Central Lloyd with the tallest heights (460' or limited only by FAR) around the intersections of MLK/Grand and Multnomah/Holladay.

EXISTING HEIGHT ENVELOPES

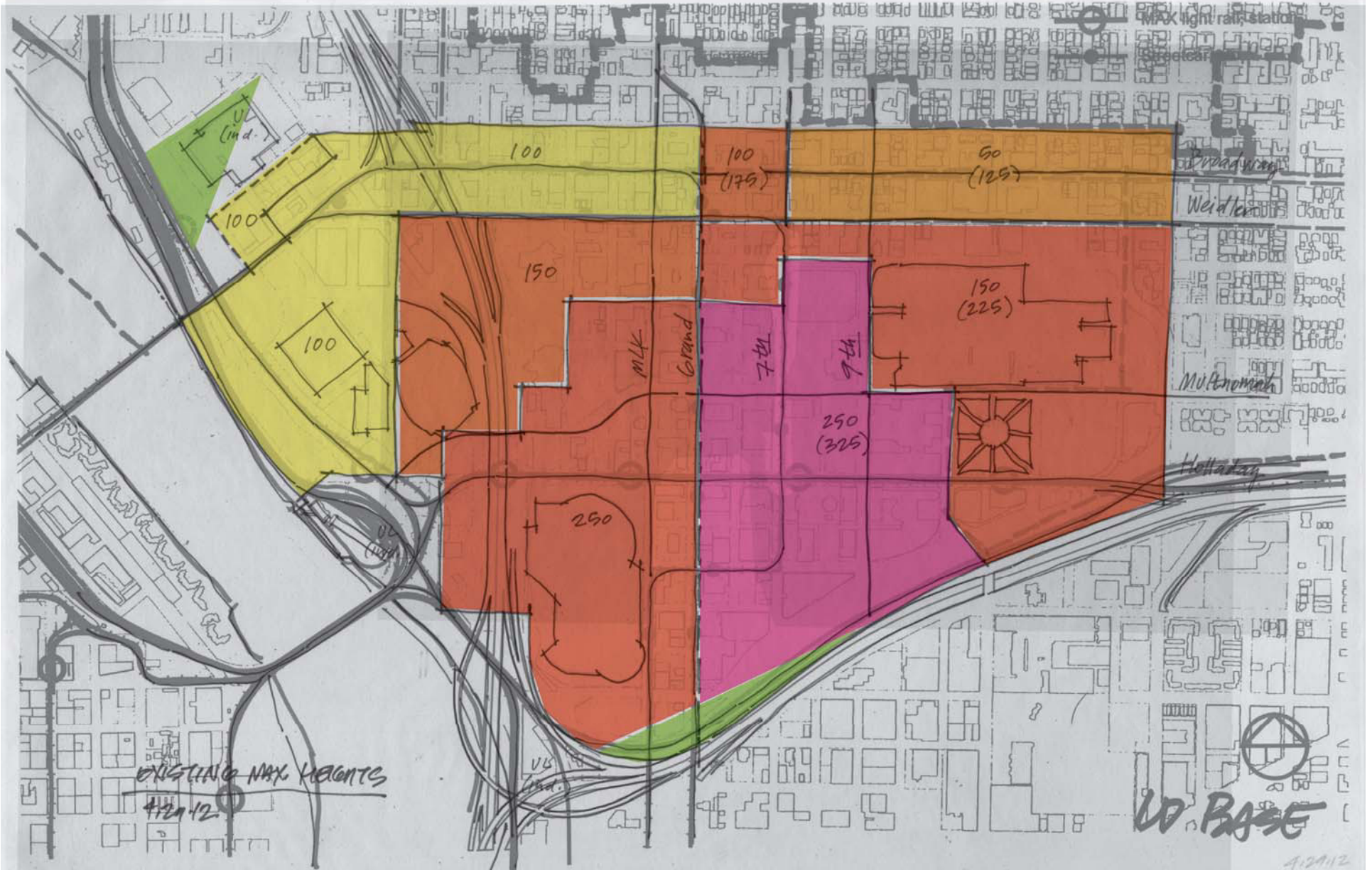


N/NE QUADRANT PLAN

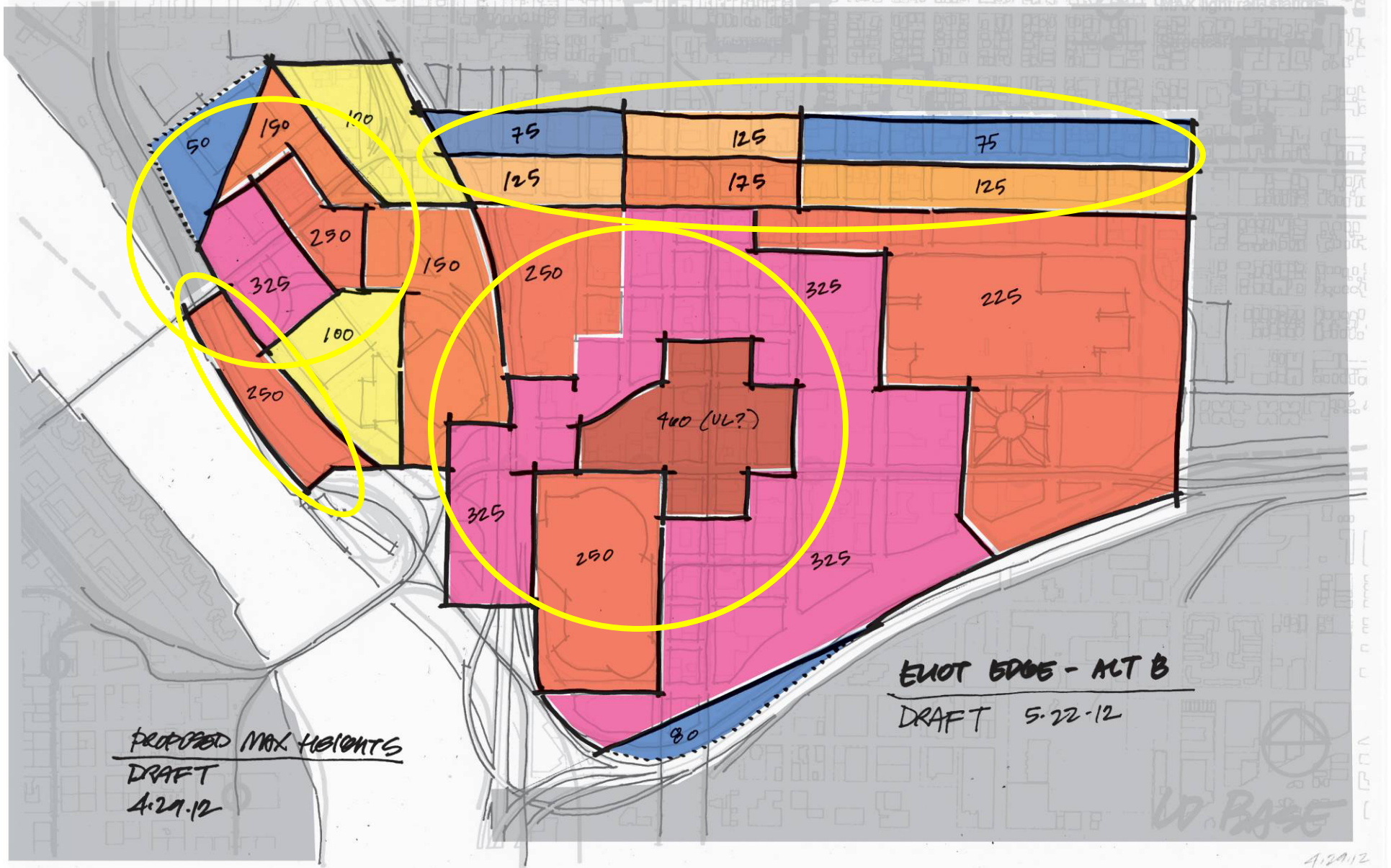
Existing Maximum Allowable Building Heights



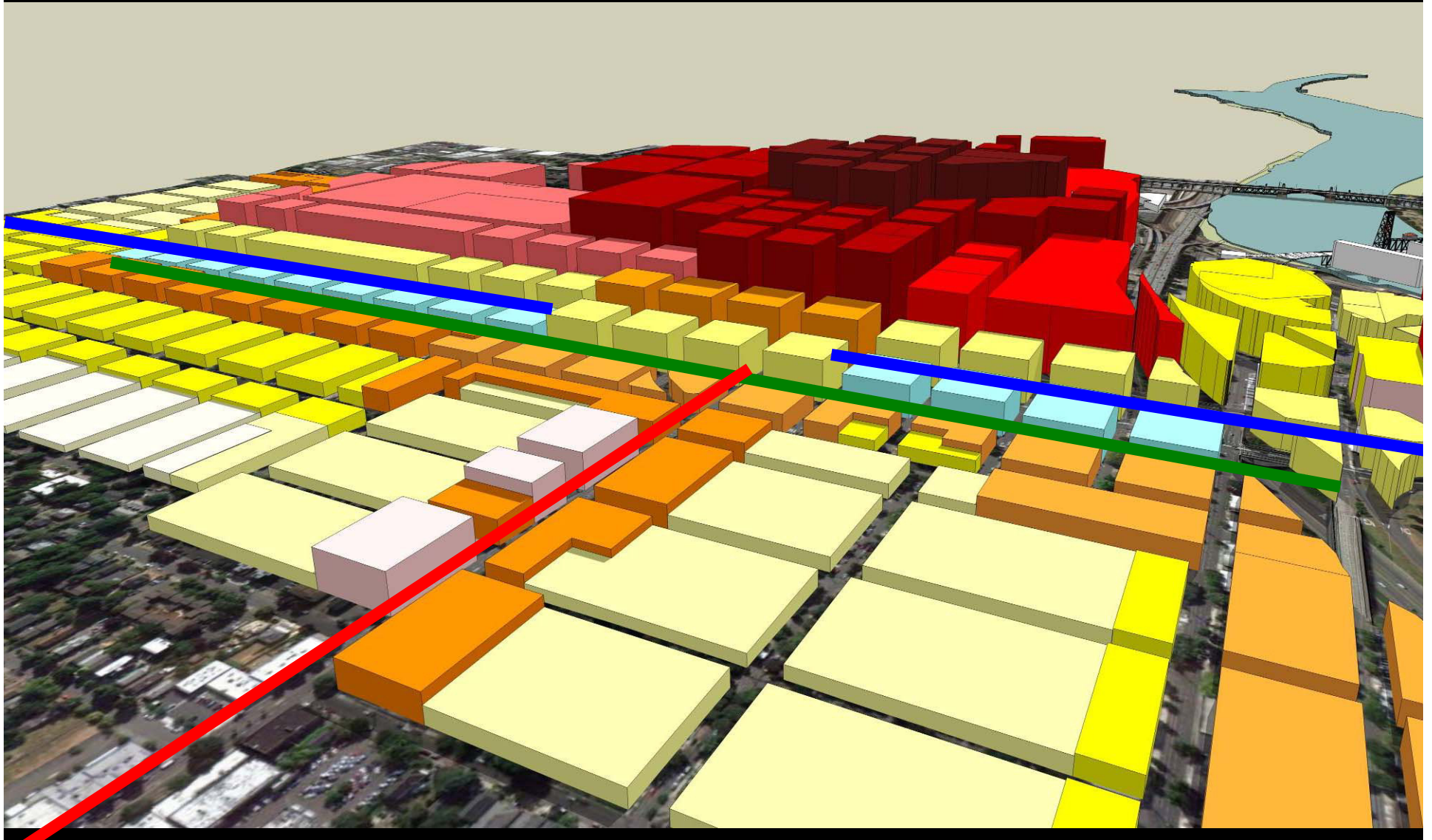
Existing Height Limits



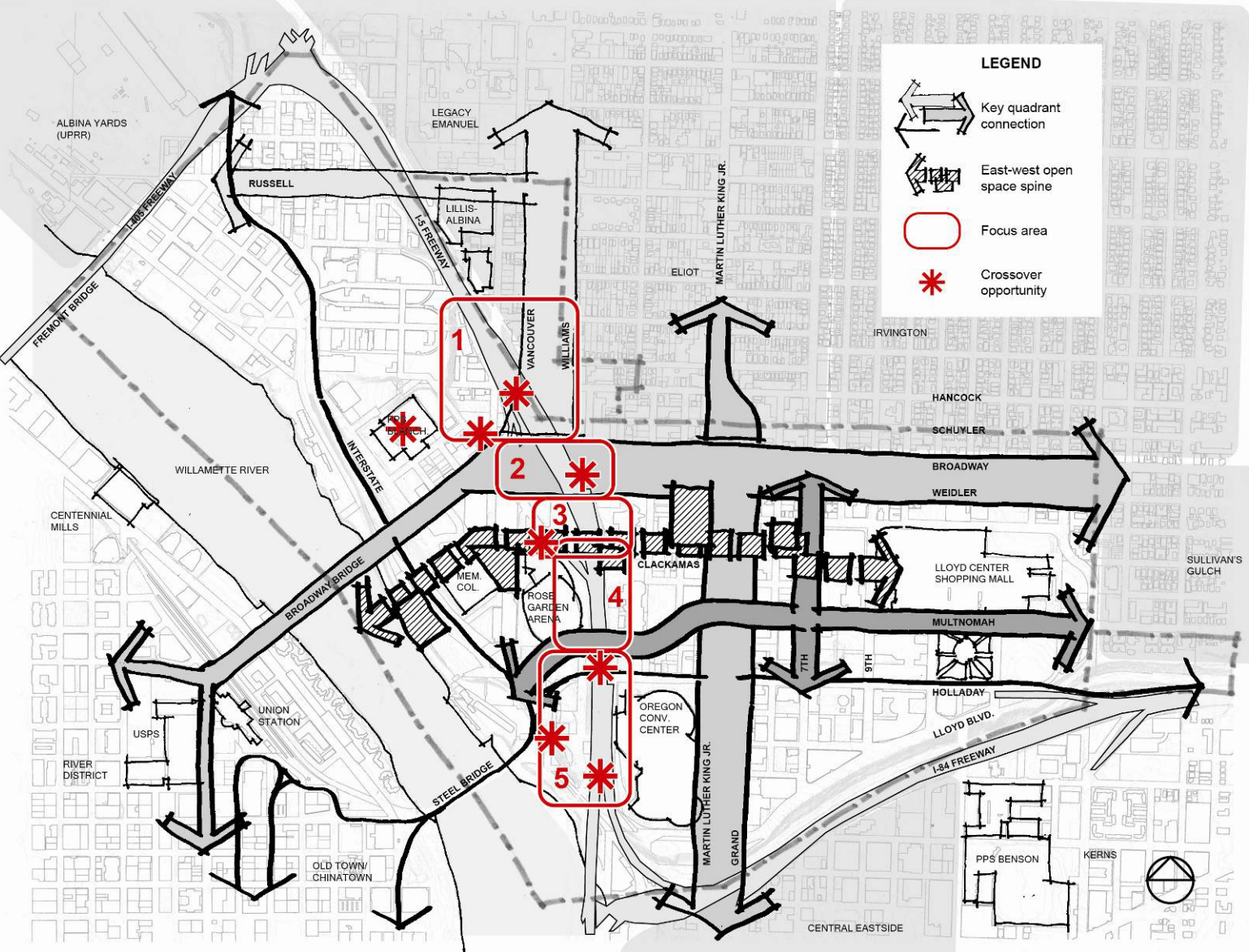
Proposed Height Limits (including bonuses)



Broadway Transition - Proposed Maximum Heights Looking South



I-5 Improvements Opportunities



LEGEND

- Key quadrant connection
- East-west open space spine
- Focus area
- Crossover opportunity

QUESTIONS?

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

Zoning Designations

- High Density Residential

Building Use

- School
- Residential
- Other

