

RESOLUTION NO. **31780**

WHEREAS, the Council, in connection with the closure of Harbor Drive, has instituted a study of the downtown waterfront and has engaged consultants to undertake plans and studies for the public area in the downtown waterfront; and

WHEREAS, the first phase of the consultant's work program established the basic guidelines and methodology for this study including inventory and documentation of the existing conditions on the downtown waterfront and in the adjacent area, and study of economic criteria for alternate development strategies; and

WHEREAS, the Phase I report recommended that the area between the waterfront and the downtown core area be designated for urban renewal and that the Portland Development Commission undertake a study to determine the eligibility and feasibility of the area for urban renewal purposes; and

WHEREAS, as a result of such study an Urban Renewal Plan was prepared and the Council approved such plan for the Project, known as the Downtown Waterfront Urban Renewal Project, which plan included provisions for the development of a downtown waterfront park; and

WHEREAS, the consultants thereafter undertook Phase II of the waterfront study and prepared alternate schemes indicating the range of possibilities for a waterfront park for review by the Council, various agencies and citizens' groups; and

WHEREAS, as a result of the review of the alternative schemes the Council and various citizens' groups reached a consensus that the waterfront should be developed under an open space concept; and

WHEREAS, the consultants have now prepared a final report for the Downtown Waterfront Park and have made certain policy recommendations as a basis for implementing a three-year plan for the Downtown Waterfront Park which are consistent with the determination that the waterfront should be developed as open space; and

WHEREAS, the Portland Development Commission has endorsed the policy and procedural recommendations as a guide for the detailed design and development of the Downtown Waterfront Park and recommended favorable action by the Planning Commission on such policy and procedural recommendations and encouraged their adoption by the Council as a basis for future Development Commission action in undertaking work on the Downtown Waterfront Park; and

WHEREAS, the City Planning Commission has found the policy recommendations consistent with Downtown Plan Goals and Guidelines and endorsed the policy and procedural recommendations as a guide for the detailed design and development of the Downtown Waterfront Park and recommended adoption of these policy and procedural recommendations by the City Council; and

WHEREAS, the Council has considered such recommendations and has reviewed the policy and procedural recommendations and does now desire to formally approve them as a guide to future action in undertaking work on the Downtown Waterfront Park; now, therefore,

BE IT RESOLVED BY THE COUNCIL OF THE CITY OF PORTLAND, STATE OF OREGON, that the following policies and procedures are hereby approved, which shall be used as a guide for the detailed design and development of the Downtown Waterfront Park and shall provide the basis for future action in undertaking work on such Downtown Waterfront Park:

POLICIES

1. The Waterfront shall be a Park with a combination of activity centers and generous, unstructured open spaces, specifically:

The landscape shall be comprised of both deciduous and evergreen varieties preserving and integrating with the pattern of existing trees.

Large areas shall be left as open grass "meadows" which can serve many uses and act to preserve areas for future uses.

Landscaping shall be designed to minimize the obstruction of the river view.

2. The Park shall be considered an extension of and integrated with the Downtown. Specifically:

The Park landscape shall reflect the order and form of Downtown and shall relate to and complement development plans west of Front Avenue.

Front Avenue shall become a tree-lined boulevard, thus, in effect, becoming a part of the Park.

The Park and Front Avenue tree patterns shall be extended west toward the Downtown on major pedestrian streets.

Specially designed paved crosswalks with appropriate signalization benefitting the pedestrian shall be provided on Front Avenue to minimize it as a pedestrian barrier.

Efforts shall continue to reduce through traffic on Front Avenue.

Lighting, furnishings, fixtures and materials, etc., for the Park and Front Avenue shall be harmonious with those in public spaces on the rest of Downtown.

3. Water contact, physical and visual, shall be provided. However, it shall be accomplished consistent with public health and safety and the safety of Downtown. Specifically:

Remove the solid balustrade and replace it with an open rail to improve visibility of the river. Provide flood control panels for protection when needed.

Provide water elements such as fountains and pools within the Park.

Elevate forms selectively for improved view of the river, consistent with other requirements of these policies.

Develop and improve opportunities for water contact to the north and south of the Park beyond the ends of the seawall, such as the existing boat moorage.

4. Uses in the Park which required constructed facilities may include those specified below. However, large open areas shall be provided for a wide variety of unspecified use. Specifically:

Rose Festival shall be accommodated with provision for growth and flexibility to respond to different needs, interests, and age groups.

The existing public dock shall be redeveloped to provide a safe, comfortable and attractive transient moorage for the boating public, as well as improved opportunities for general public contact with the river.

The Skidmore Fountain Plaza shall be extended to the river's edge and provide a generous paved plaza for a variety of public functions.

Several large areas shall be left primarily as open grass "meadows" to provide space for unspecified park uses and future flexibility. These shall include: the areas south of the Hawthorne Bridge, between the Morrison and the Burnside Bridges, and between the Burnside and Steel Bridges.

Establish open sided covered areas or walks to encourage park use during wet periods.

Establish structures for a public market, shops, restaurant or commercial or non-commercial activities, consistent with other park policies.

Additional uses which may be included only with specific Council approval may include:

Locate a restaurant/shop complex at the Morrison Bridge designed to attract and serve people.

The old Visitors Information Center shall be restored and converted to an appropriate Park use such as a restaurant or community center.

5. Circulation for pedestrians and vehicles shall be provided consistent with other circulation planning for Downtown. Specifically:

There shall be a continuous pedestrian esplanade at the river's edge which connects with future east-west pedestrian streets in Downtown.

Provision shall be made to extend the esplanade north and south as soon as this becomes possible.

A continuous bicycle path shall be provided separate from pedestrian paths where space permits, which connects with existing and proposed bicycle paths.

The esplanade shall be designed to carry maintenance and emergency vehicles.

Automobile circulation shall not be altered by this Three-Year Plan except that opportunities to reduce through traffic on Front Avenue shall be pursued.

There shall be no parking in the park except as required for service, maintenance and emergency vehicles.

Provisions shall be made for public transportation service to the Park.

6. Low or easy maintenance and operation of improvements shall be a primary consideration. No improvement or facility will be approved without assurance, at the time of approval, that funds for maintaining and operating such improvements and facilities will be available either through income derived from park uses or by specific allocation of general fund revenues by the Council.

PROCEDURES

1. Any proposed changes or additions to the Park shall be clearly within these adopted policies. If not, the policies must first be amended by the City Council. This is to assure that the Downtown Waterfront Park remains consistent with community goals.

2. Requirements for maintenance, operation, utility services and public safety shall be as established by the various agencies responsible. Costs for maintenance and operation shall be derived as much as possible, consistent with City policy, from income from the Park, such as the proposed commercial uses. Otherwise, such costs shall be provided for by the City Council.

3. The City should immediately take the necessary steps to eliminate the present financial involvement of the Federal Government, specifically the Bureau of Outdoor Recreation, in the site of the old Journal Building in order to provide the flexibility necessary for the successful implementation of the Park.

4. The City should immediately take the necessary steps to gain clear ownership of the Harbor Drive right-of-way or should enter into agreements with the State, and the County if necessary, to permit the City to implement the Park.

5. The Portland Development Commission should be directed to implement the Park as soon as possible as part of its planning and implementation of the Waterfront Renewal Project.

BE IT FURTHER RESOLVED that Resolution No. 31595 adopted by the Council August 28, 1975, be and the same is hereby rescinded.

Adopted by the Council:

NOV 10 1976



Auditor of the City of Portland

Mayor Goldschmidt
November 3, 1976
NG:ec/dr

DEB

Handwritten: Martins

Handwritten: Waterfront
URB 13

DATE August 4, 1976

From: BUREAU OF TRAFFIC ENGINEERING

To: Dick Speer

FOR YOUR ATTENTION & REPLY
FOR YOUR INFORMATION

PLEASE INVESTIGATE & REPORT
PLEASE ANSWER OR ARRANGE

Note: I have 2 requests from the Development Commission here, first one dealing with the Transportation Center - they need to know what are views are with regard to vacating Hoyt Street. Would you have someone check it out and prepare comments on it.

Second is policy with regard to Waterfront Development. Maybe you and Marty could take a look at this and then get back to me with any comments, problems or suggestions you may have. On the Waterfront I guess they need something by August 16 and on the bus thing at Union Station they would like something by the 20th.

DEB:jjp

Handwritten: I don't see anything here that affects T.E. *DEB*

Handwritten: How about another category like
(Traffic Control)

Handwritten: Policy The POC will assume all work of remodeling, removing, or installing traffic control equipment in conjunction with any plans for the Waterfront Urban Renewal area. All decisions regarding traffic control shall have prior approval from the Bureau of Traffic Engineering

Handwritten: DEB



DEPARTMENT OF
DEVELOPMENT AND
CIVIC PROMOTION

PORTLAND
DEVELOPMENT
COMMISSION

Robert Ames, Chrmn.
Louis Scherzer
Bob Walsh
Dennis Lindsay
Allison Logan Belcher

J. David Hunt
Executive Director

1700 S.W. Fourth Avenue
Portland, Oregon 97201
(503) 224-4800

MEMORANDUM

July 27, 1976

TO: Don Bergstrom, City Traffic Engineer
Ernie Bonner, Bureau of Planning
Dale Christiansen, Bureau of Parks
Wayne Fretwell, Bureau of Lighting
John Lang, Bureau of Streets & Structures
Cowles Mallory, City Engineer
Paul Norseth, Water Bureau

FROM: Robert J. Holmes, Director
Downtown Program Management

SUBJECT: PDC Public Improvements Policy

Enclosed is a copy of a policy statement now under consideration by the Portland Development Commission in regard to public improvements in the Downtown Waterfront Urban Renewal Plan area. Prior to the adoption of this policy your input would be appreciated.

We would appreciate receiving your comments by August 16, 1976 in order to include them in the material to be reviewed by the Development Commission. If you have any questions, please call me at 224-4800.

RJH:mq

Enclosure

RECEIVED
JUL 27 1976
BUREAU OF
TRAFFIC ENGINEERING

CITY OF PORTLAND DEVELOPMENT COMMISSION
DOWNTOWN WATERFRONT PUBLIC IMPROVEMENTS POLICY

In regard to public improvements, including landscaping, sidewalks, street improvements, street lights, and street furniture, the Portland Development Commission has the following policy for the Downtown Waterfront Urban Renewal Plan area.

The intent of this policy statement is to describe the types of public improvements the Portland Development Commission will consider undertaking that will be in cooperation with private development. It is intended to provide a flexible program of public action that will result in the support needed by the private sector to encourage development within the Downtown Waterfront Urban Renewal Project area.

This policy will be applied within the Downtown Waterfront Urban Renewal Project area first where improvements have been designated and budgeted, in other locations under consideration for possible designation, and lastly, within the area consistent with the Urban Renewal Plan strategy.

In general, the PDC will furnish some or all of the public improvements, as described below, when:

A. IMPROVEMENTS ARE PART OF A DETAILED, BUDGETED DEVELOPMENT PROGRAM FOR PUBLIC IMPROVEMENTS.

This includes Front Avenue improvements, Waterfront Park and South Park extension, Skidmore/Old Town pedestrian crossing and the development of Main, Morrison and Ankeny Streets as pedestrian oriented.

- B. AN AREA BECOMES DESIGNATED FOR PUBLIC IMPROVEMENTS THROUGH THE REFINEMENT OF A DEVELOPMENT PROGRAM.

Areas under consideration at this time include subsequent projects in Skidmore/Old Town, the transportation center in the Union Station area and further development of the Waterfront Park.

- C. THE IMPROVEMENTS WOULD FURTHER CARRY OUT THE URBAN RENEWAL PLAN STRATEGY.

- D. IN CONJUNCTION WITH PUBLICLY OWNED DEVELOPMENT.

Public improvements listed above are defined as follows:

LANDSCAPING

Definition

Landscaping includes all trees, ground cover, shrubbery, related irrigation and planting area preparation. This includes tree wells or otherwise constructed planting areas within the public right-of-way.

Policy

Portland Development Commission will install landscaping in the public right-of-way. Landscaping would be planted and maintained for one year by the Portland Development Commission through their construction contracts. Maintenance after this time would be by written agreement with either the Bureau of Parks or the

property owner, in accordance with applicable City ordinances. Landscaping will be installed by PDC in cooperation with property owner for new construction or rehabilitation.

SIDEWALKS

Definition

Sidewalks include new sidewalk and curb construction whether increasing the width or maintaining an existing width. This work includes publicly owned utility relocation. It also includes sidewalk and/or curb repair.

Policy

The Portland Development Commission will install new sidewalks, curbs and relocate publicly owned utilities as part of an adopted budgeted development program that provides special paving, pedestrian access or other unique features.

This policy does not include assuming financial responsibility for the existing City program repair, nor repair of existing sidewalks disturbed by redevelopment.

In the event that PDC requires new sidewalks and curbs, the PDC will furnish sidewalks up to City standards as typically installed. If special treatment is desired by the property owner, additional costs will be the responsibility of the property owner.

STREET IMPROVEMENTS

Definition

Street improvements is work that improves or changes the grade of the street adjacent to any new development where existing street conditions would preclude or be seriously detrimental to redevelopment. This work includes providing for publicly owned utility relocation and storm drainage.

Policy

The Portland Development Commission will do street improvement work and publicly owned utility relocation in conjunction with private development. This work does not include street repair where existing street conditions are disturbed by redevelopment.

STREET LIGHTS

Definition

This work is the installation of street lights in accordance with City standards, or as specified in development programs in special areas, such as Skidmore/Old Town Historic District.

Policy

Portland Development Commission will furnish and install street lighting fixtures to provide a consistent lighting fixture pattern as part of an area development program or where additional lighting is needed in conjunction with new development or where required by PDC.

STREET FURNITURE

Definition

Street furniture includes trash receptacles, drinking fountains, benches, historic markers and other public information displays. This category of public improvements does not include standard Tri-Met bus shelters.

Policy

The Portland Development Commission will furnish and install street furniture in the public right-of-way as specified in area development programs.

Maintenance would be assumed by written agreement with City Bureaus that have traditional maintenance responsibilities for these items.

The PDC will assist property owners or organizations in providing street furniture as special markers or memorials.