

SOUTH WATERFRONT

Urban Design & Development Update Project



Public Views & Visual Permeability Assessment

Portland City Council – May 10, 2006

Project Purpose

- Follow-up to 2005 South Waterfront Height Bonus Analysis Project
- Phase I – Public Views and Visual Permeability Assessment
- Phase II – Urban Design & Development Framework



Resolution No. 36293

...City Council directs...the Bureau of Planning to convene an open public process...in the preparation of a refined and ongoing urban design process for South Waterfront...

...process will result in the development of additional tools...to inform the design review process...

...protection and enhancement of public view corridors...will be considered during development of this urban design process

...tools emerging from process are intended to build upon or improve current standards or guidelines and not repeal existing entitlements

Public Process

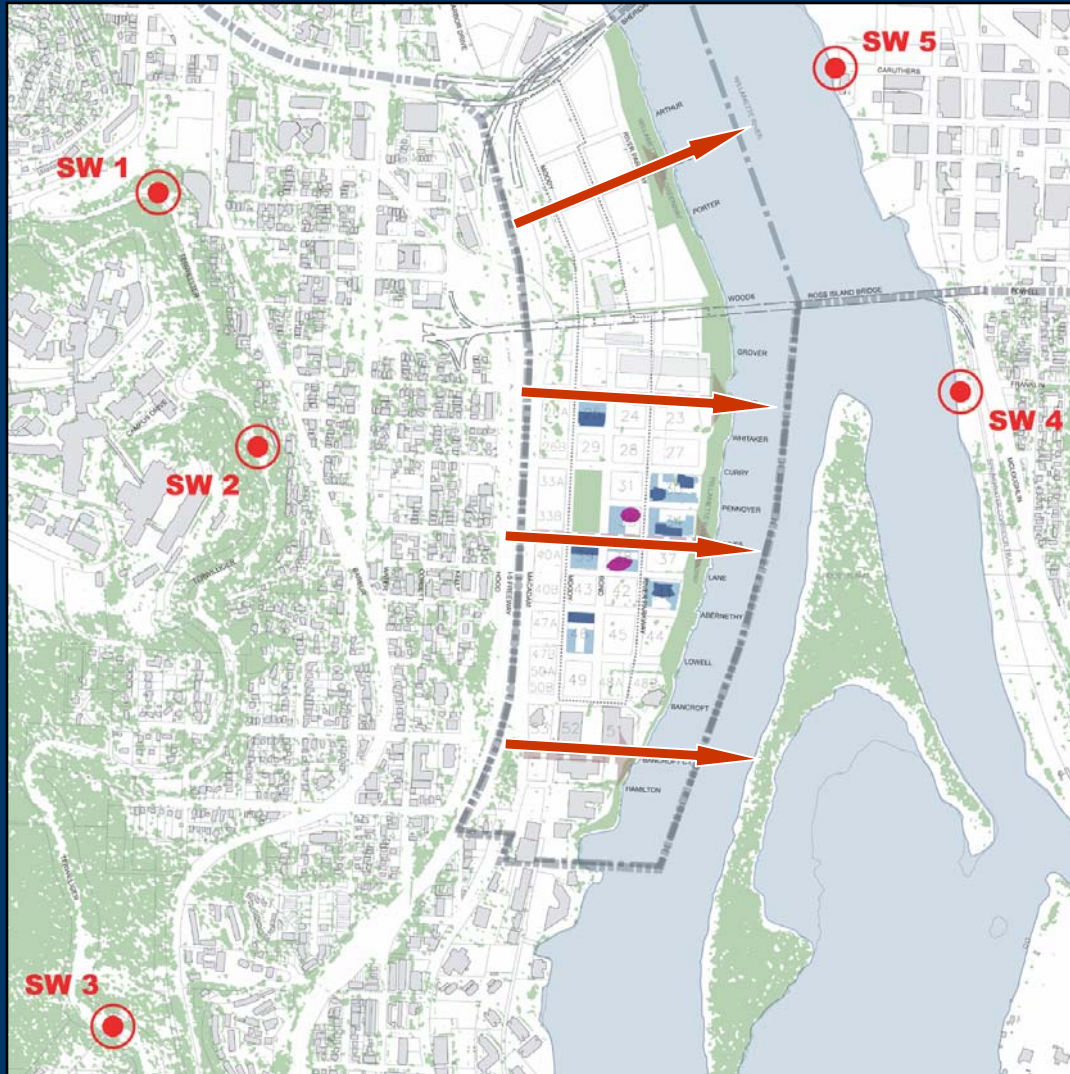
Project engaged wide cross section of stakeholders on east and west side of river through:

- Individual Stakeholder Meetings
- Project Advisory Group Meetings
- Neighborhood Walk
- Open House
- Planning & Design Commission Briefings

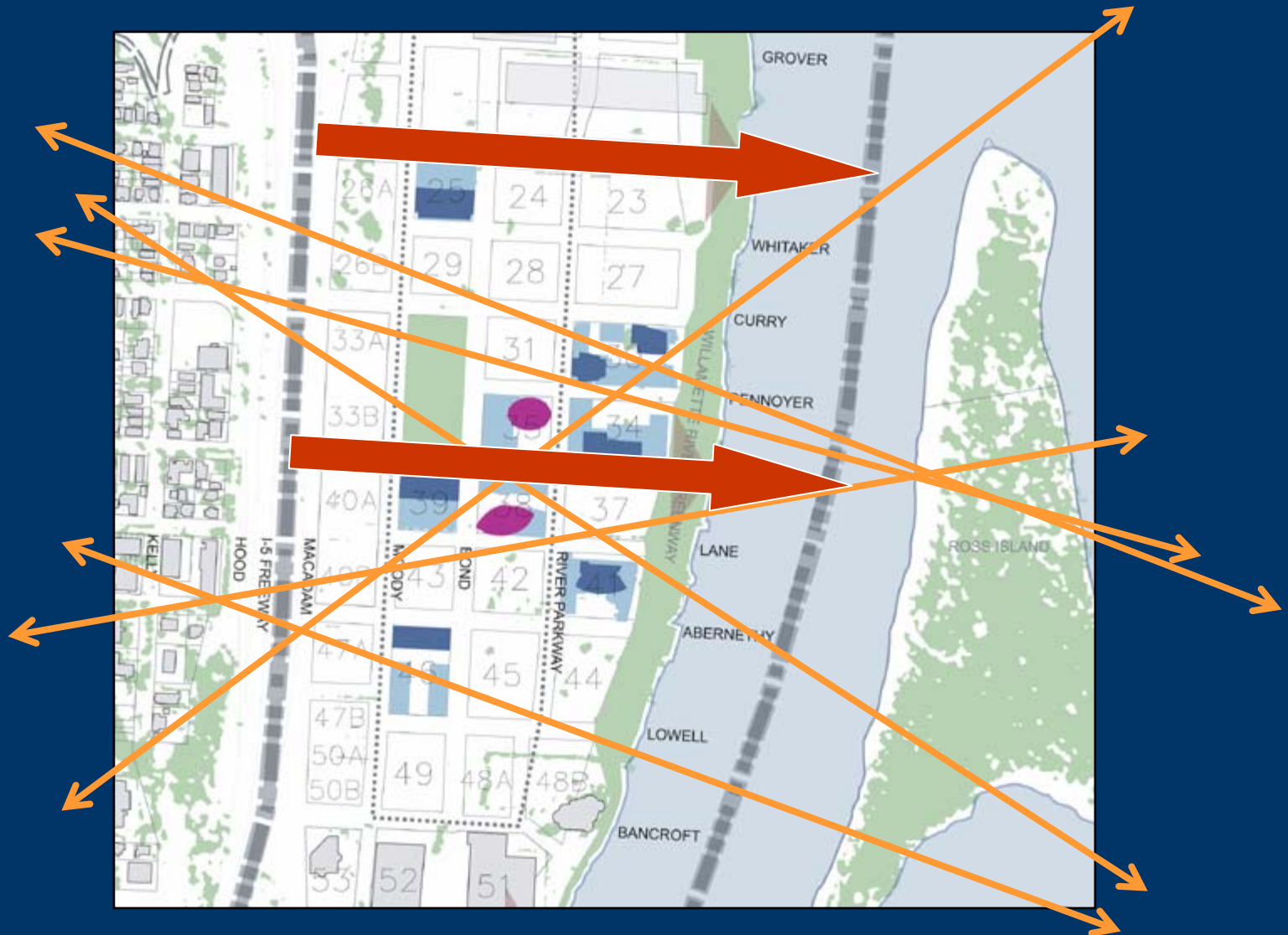


View Corridors & Visual Permeability

Public View Corridors



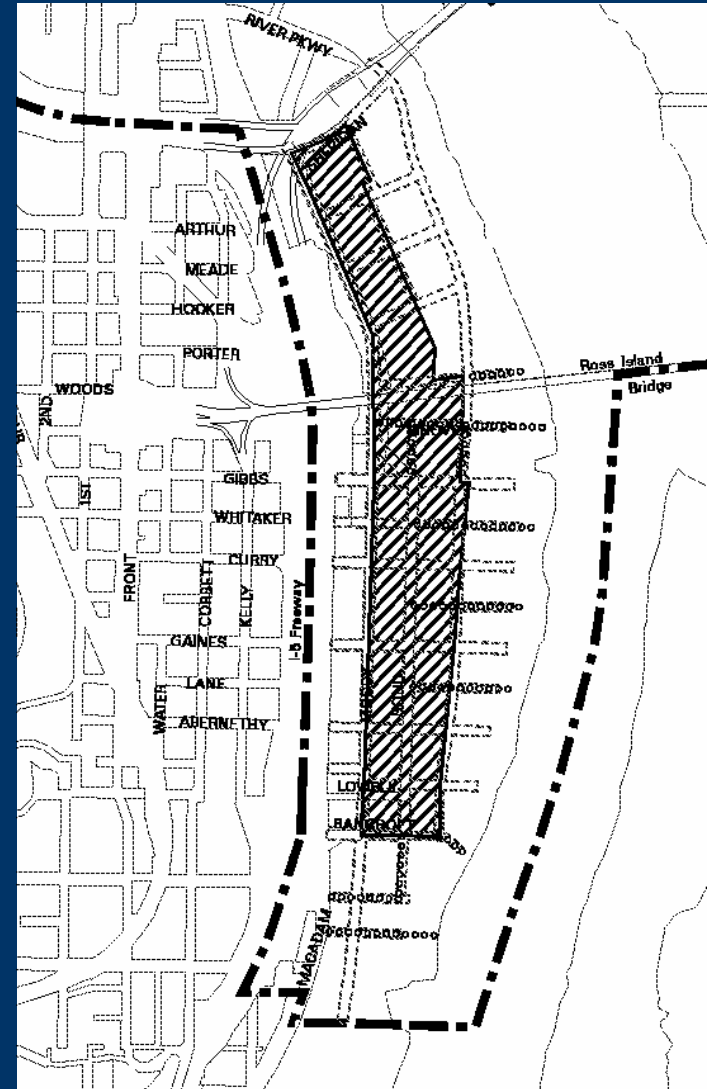
Visual Permeability



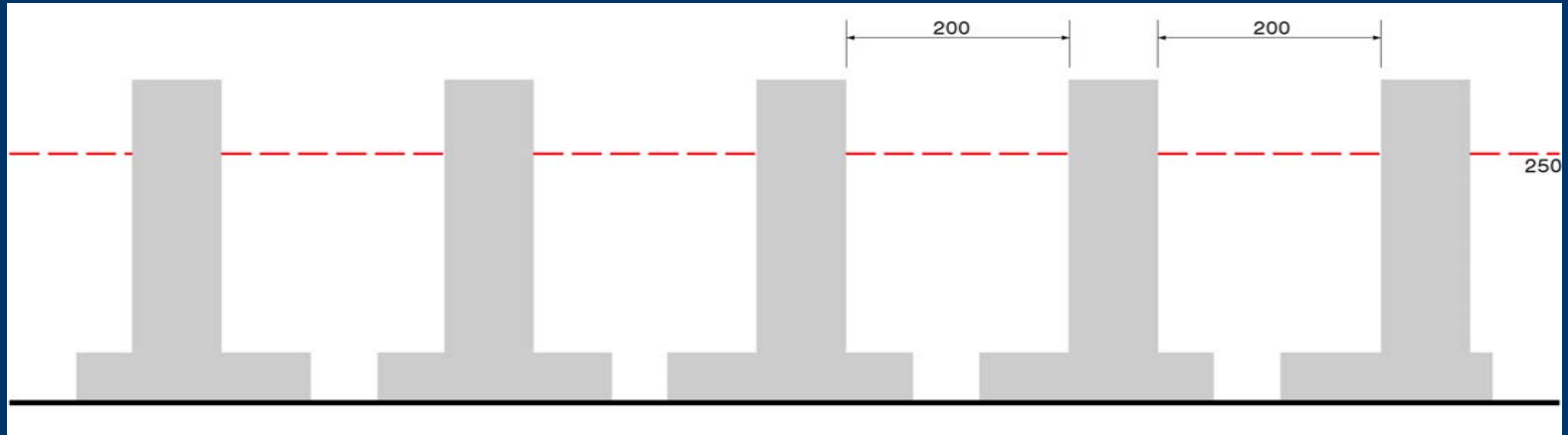
Specific Regulations

Height Opportunity Area

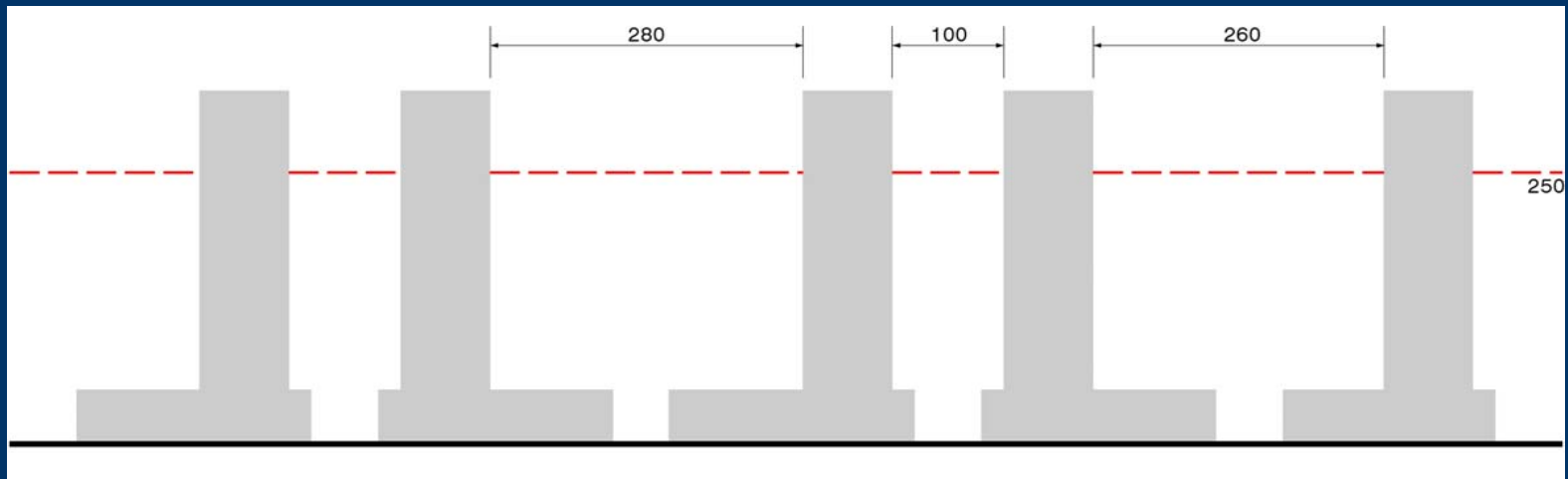
- Allows addition height to maximum of 325' (modifications prohibited)
- Additional height must be approved as a discretionary design review
- Any portion of building above 250' must be at least 200' from other buildings taller than 250'
- Modification allowed to 200' minimum separation requirement if proposal is found to be supportive of Urban Design & Development Framework Plan (now called *Public Views & Visual Permeability Assessment*)



Tower Spacing



Existing requirement



Allowed through modification

Purpose Statement

- Support the growth of a Science & Technology Quarter in the Central City;
- Provide diverse housing opportunities;
- Support the density goals of the subdistrict while ensuring quality design;
- Create additional opportunities for visual access through the subdistrict;
- Promote the development of slender towers with an east-west orientation;
- Develop an exceptional and varied skyline enhancing the district's setting against the Tualatin Hills to the west and the Cascade range to the east;
- Establish and maintain a pedestrian environment with access to sunlight;
- Contribute to the district's urban variety, adding visual interest at the pedestrian level and from vantage points outside the district
- Create an urban form that is visually permeable; and
- Continue to maintain all protected public views and view corridors, on the east and west side of the Willamette River, as identified in adopted plans

Design Guidelines

C1 Enhance View Opportunities

Orient windows, entrances, balconies, and other building elements to surrounding points of interest and activity. Size and place new buildings to protect existing views and view corridors. Develop building facades that create visual connections to adjacent public spaces.

C11 Integrate Roofs and Use Rooftops

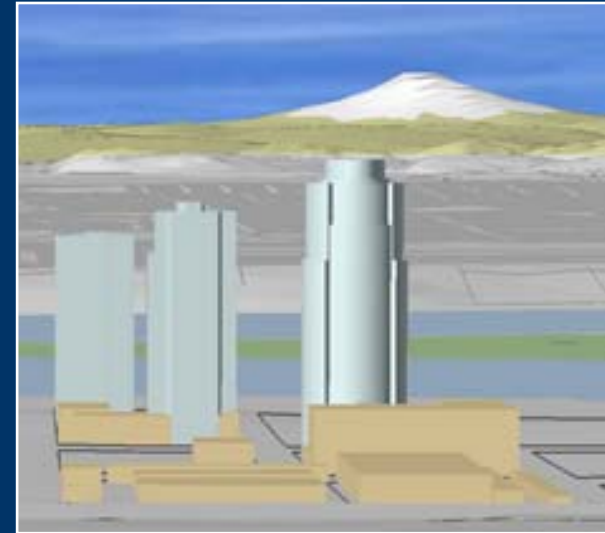
Integrate roof function, shape, surface materials, and colors with the building's overall design concept. Size and place rooftop mechanical equipment, penthouses, other components, and related screening elements to enhance views of the Central City's skyline, as well as views from other buildings or vantage points. Develop rooftop terraces, gardens, and associated landscape areas to be effective stormwater management tools.

The Assessment

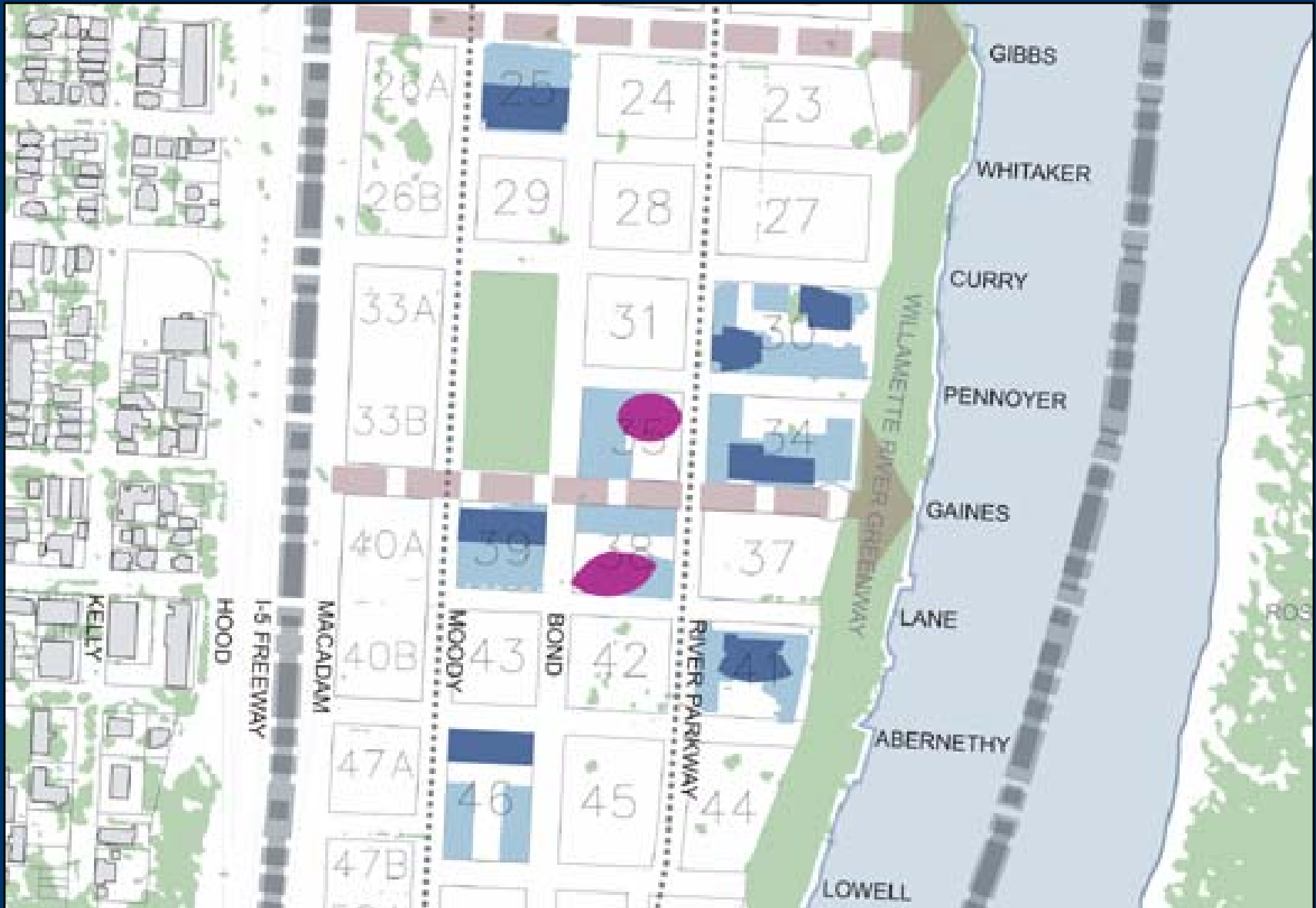
Submittal Requirements

Modeling Data

- Applicants submit digital information regarding building proposal to Bureau of Development Services
- Bureau of Planning builds 3-dimensional model of proposal in computer model of Central City
- 3-dimensional images proposal and other development approved in district illustrated from 5 public viewpoints



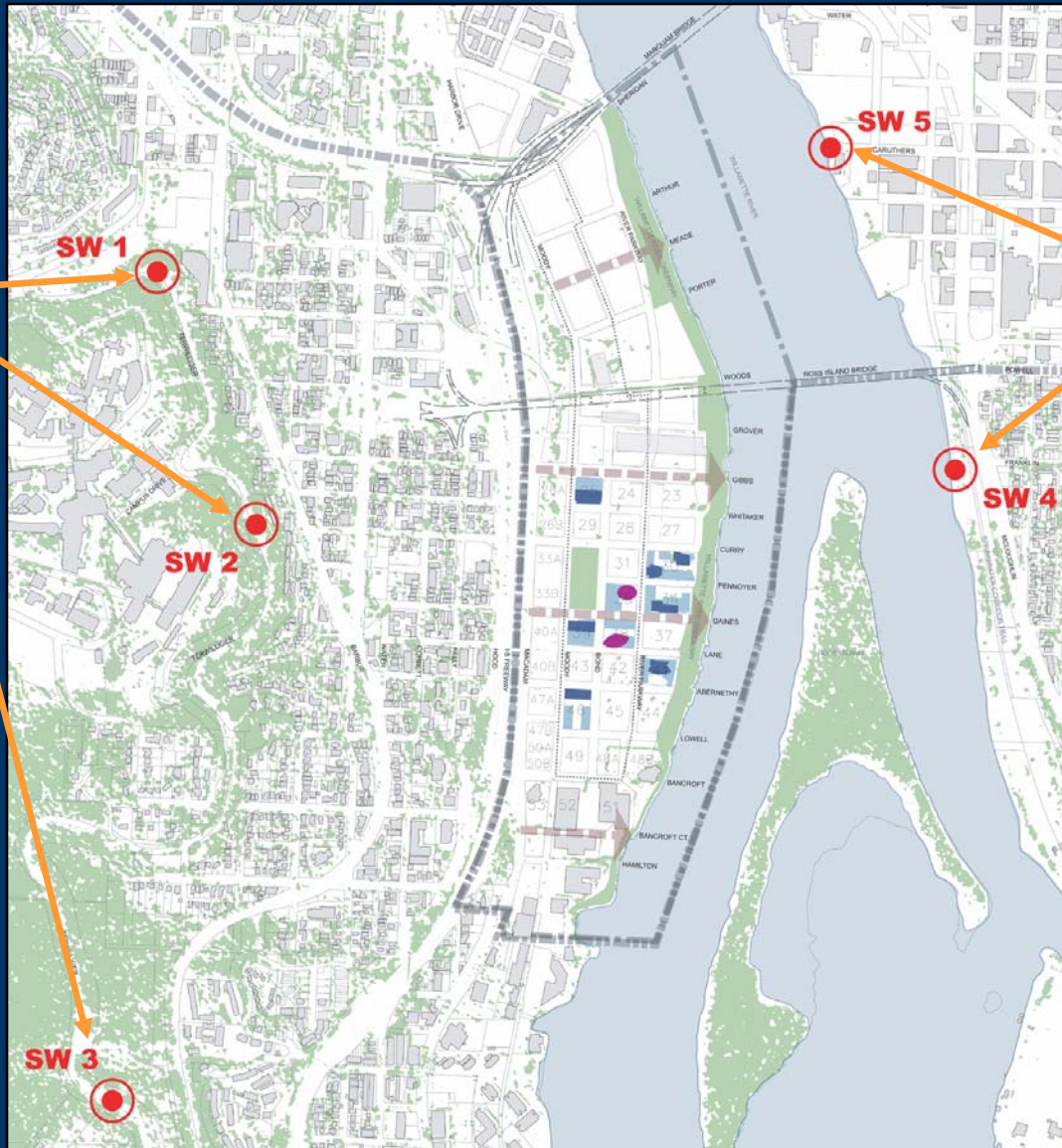
2 Dimensional Modeling



Public View Point Analysis

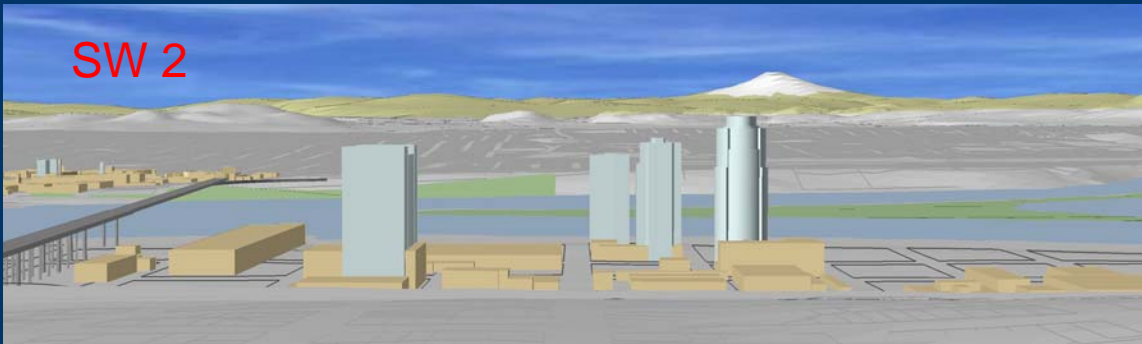
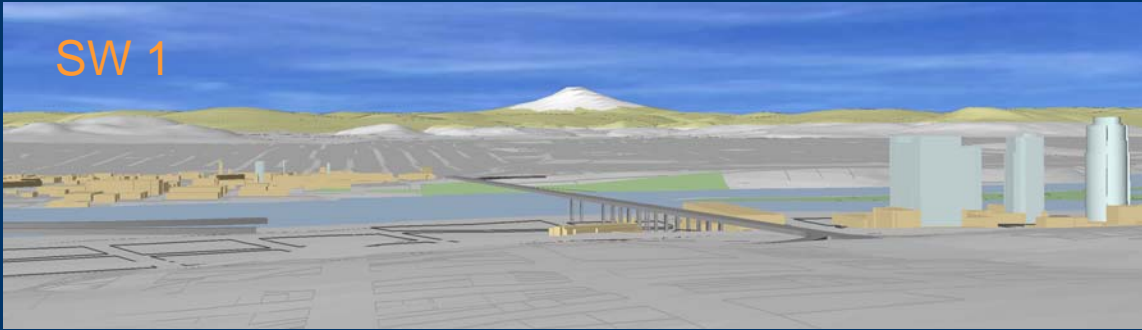
Terwilliger Parkway

Eastbank-Springwater Trail



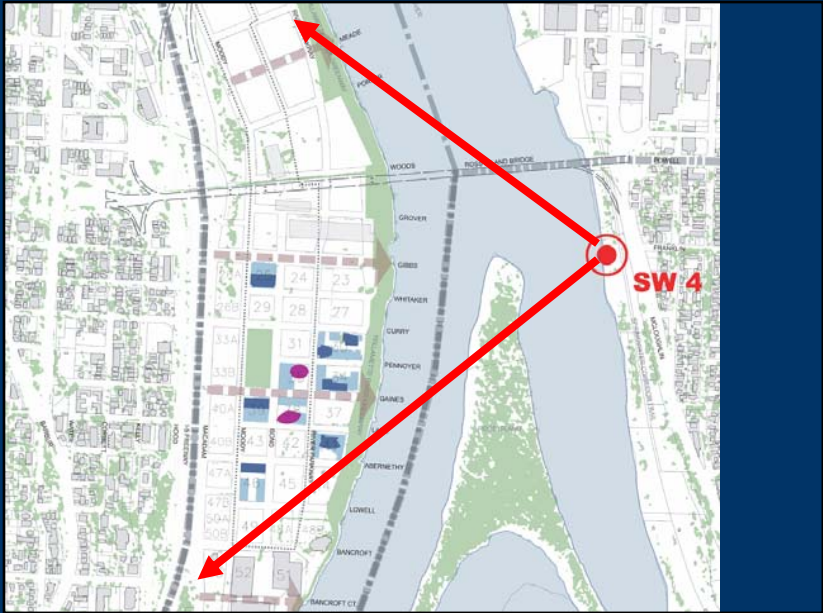
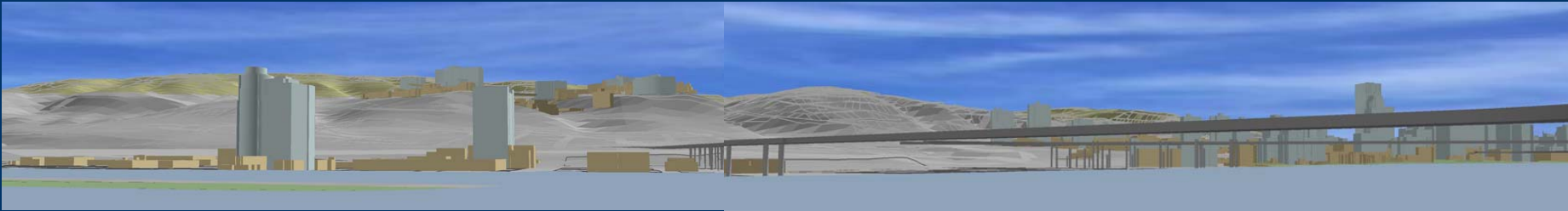
3 Dimensional Modeling

Terwilliger Parkway



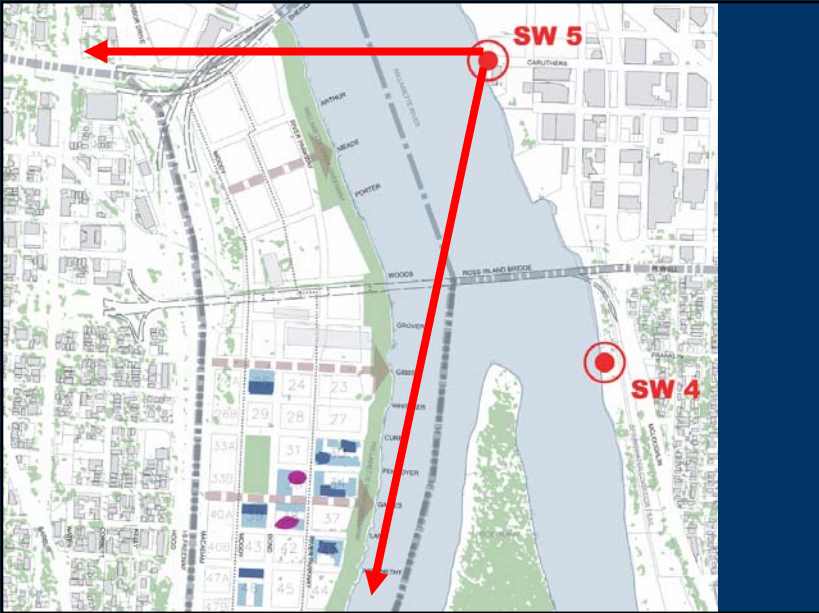
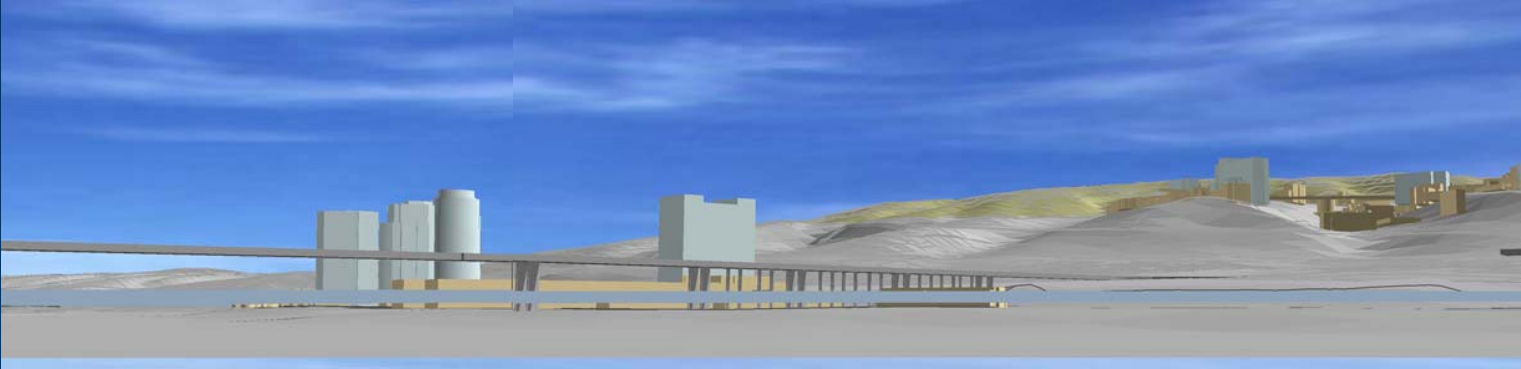
3 Dimensional Modeling

Eastbank-Springwater Trail: SW 4



3 Dimensional Modeling

Eastbank-Springwater Trail: SW 5



Example of Modeling

Eastbank-Springwater Trail



Example of Modeling

Terwilliger Parkway

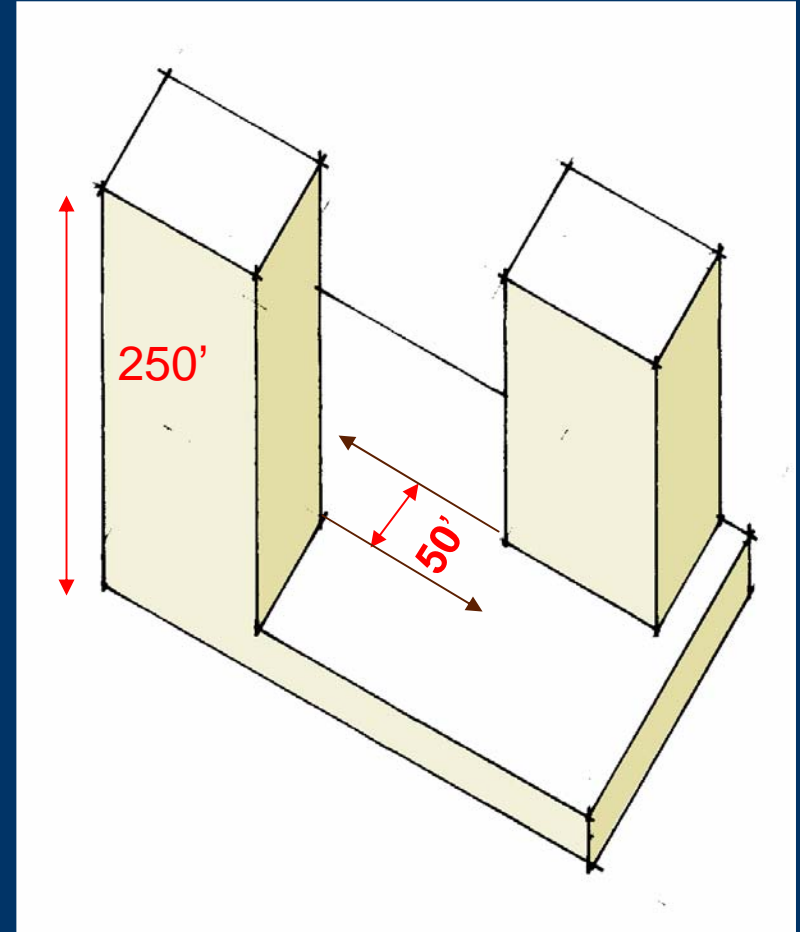
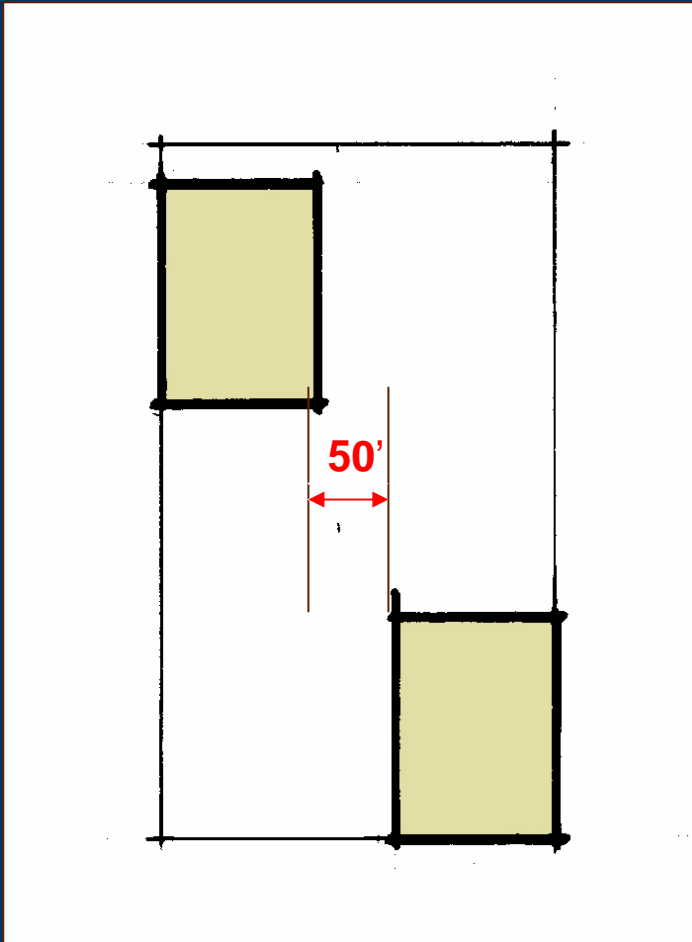


Other Applications



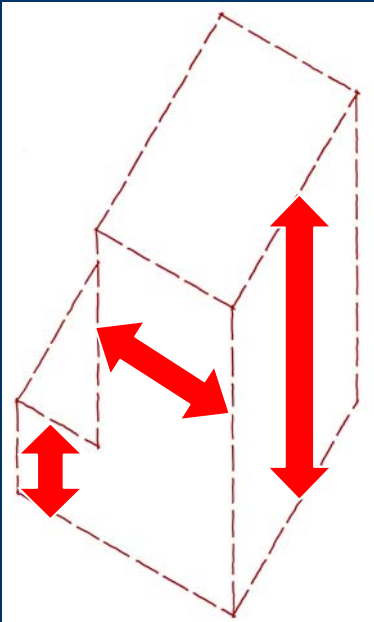
Two Towers Below 250'

- If parcel contains two towers above 75', the towers must be at least 50' apart in the north-south dimension



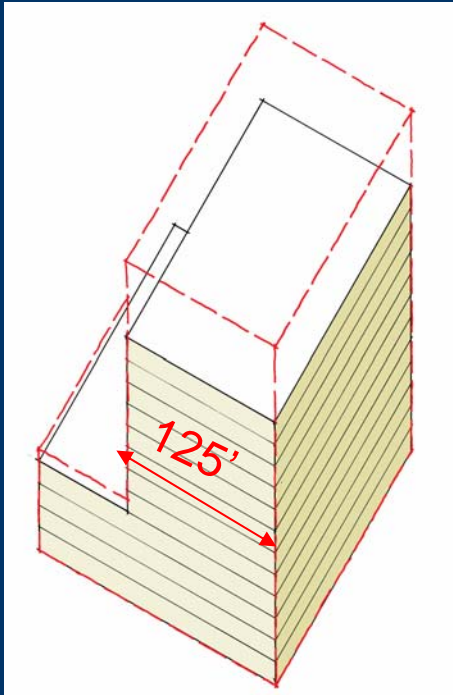
One Towers Below 250'

- Portion of building above 75' can be no wider than 125' in north-south dimension

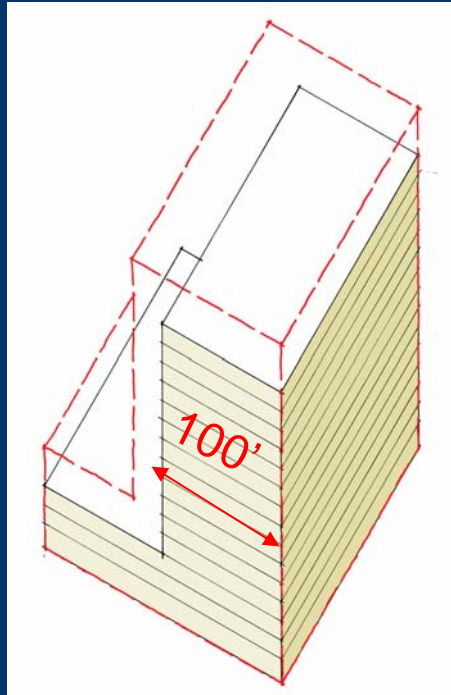


Typical building envelope showing:

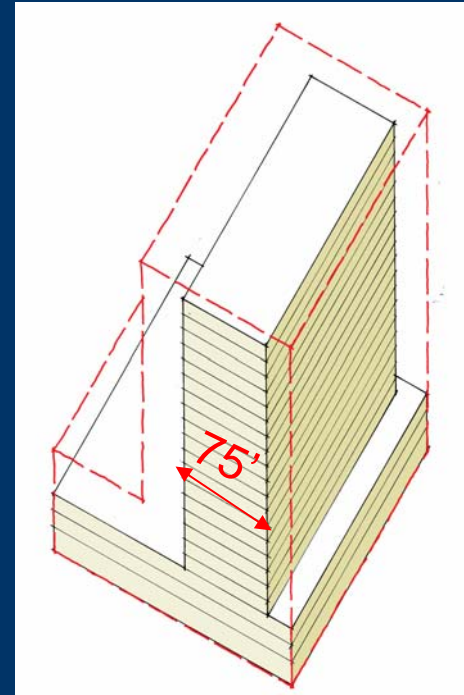
- **Maximum 250-foot height**
- **75-foot podium height**
- **Maximum north-south dimension of 125 feet**



Biotech Massing



Office Massing



Residential Massing

Minor Zoning Code Amendments Needed

Amend Zoning Code to:

- Change code reference of Assessment from Urban Design & Development Framework to *Public Views & Visual Permeability Assessment*
- Amend Section 33.510.252.A of Zoning Code to require use of Assessment when considering modification of these regulations
- Amendments would be processed through the next Regulatory Improvement Project (RICAP 2, Fall 2006).

Voluntary Design Assistance

Design Advice Requests

- Encourage use of Assessment as part of Design Advice Requests
- Allows design teams to consider building and site configurations that may better protect or enhance public views and visual permeability early in the conceptual design process

Requested Action

Planning Commission & Design Commission seek:

- Adoption of Resolution regarding Views Assessment
- Acceptance of Assessment as new design review tool referenced in Code
- Direct Bureau of Planning to process proposed Zoning Code amendments through RICAP 2 legislative project

