

N/NE Quadrant Plan Proposed Concept for Land Use, Urban Design and Local Transportation

Draft 2/1/12

Background

In Spring 2011, staff developed three quadrant-wide concept alternatives, intended to describe different future development scenarios and highlight key choices. Following extensive outreach to stakeholders and community groups, a draft proposed concept was developed and presented to the Stakeholder Advisory Committee (SAC) in the fall. The draft concept was then revised based on feedback from the SAC and other stakeholders.

This packet contains the revised concept, including the following layers: land use, building height, street and development character, open space and green systems. Next steps will be to develop more detailed proposals in a draft plan. For more information please visit the project website: www.portlandonline.com/bps/cc2035/nreq.

Developing the Concept



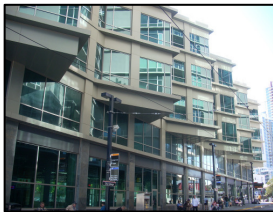
Predominant Land Use

Each “bubble” on the land use map reflects the predominant land uses that would be encouraged under that development type. With the exception of industrial areas, other uses would generally continue to be allowed, and some mixing of uses would be expected. The following predominant uses are shown on the maps:

High density office, employment: A highly developed office district, with buildings ranging from 6 – 20 plus stories.



Mixed high density residential, office: High density office, employment uses interspersed with high density residential uses. Buildings ranging from 6 – 20 plus stories.



Industrial, employment: Low-rise buildings with light industrial uses, such as manufacturing and warehousing. Industrial areas are typically set aside exclusively for industrial uses, with the exception of very small scale service uses.



Mixed commercial, employment: An eclectic mix of uses that could include, retail, office and light industrial.



Mixed commercial, employment, residential: Mixed commercial and employment uses that also could include residential uses. Scale could vary greatly depending on location.



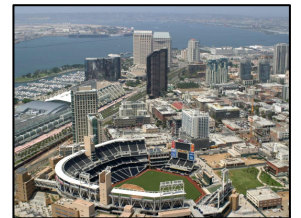
Residential above commercial, retail: Mid-rise buildings (2 – 6 stories) located on busier streets. Ground floor retail or service uses with residential uses above.



Regional event, entertainment, retail: Predominant uses have a regional draw and are characterized by large footprint buildings. Hotels and restaurants could also be expected to locate in the area.



Mixed regional retail, entertainment, residential: Regional event, entertainment and retail uses mixed with residential uses.



Building Height

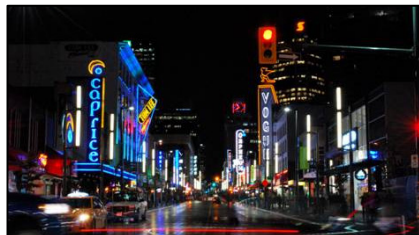
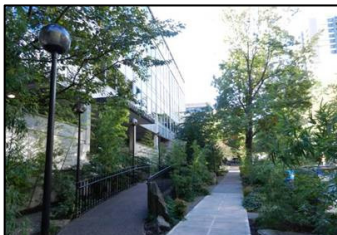
The proposed building height map provides a sense of the development scale that could be achieved in the quadrant under the proposed concept scenario.

Street and Development Character Concept

The street and development character concept outlines a more intentional approach for the quadrant's street network, uniting streetscape design with adjacent land uses and building forms. While the concept proposes a new way of envisioning the design character of these public streets and connections, it does not imply changes to the City's existing system of modal classifications that define the functional roles streets play in moving people and goods throughout the quadrant.

The proposed concept includes the following street types:

- **Retail Commercial Streets:** Busy, continuous, active streets with nighttime character, high volumes of vehicles, transit, bicycles and pedestrians and limited or less-visible "green" features. Ground-floor retail uses required or strongly encouraged. Multi-level or specialized retail encouraged.
- **Boulevard Streets:** Busy, continuous streets with emphasis on access and flow. High volumes of vehicles, transit, bicycles and pedestrians. Visible "green" features encouraged. Ground floor retail uses allowed, and encouraged at key locations.
- **Flexible Streets:** Quieter low-volume streets that are part of a connected, primarily pedestrian network. Can be highly specialized or localized street designs responsive to community needs and adjacent land uses and development. Visible "green" features encouraged. Ground-floor retail uses generally limited or restricted, but allowed at some locations.



Open Space

The proposed open space concept illustrates a potential framework for parks and open space within the quadrant, an area that is currently park deficient. The concept envisions a series of new parks organized along an improved NE Clackamas Street linking to a new open space adjacent to the Willamette River. When developed, the new parks would alleviate the deficiency by making open space accessible to most parts of the district within a ¼ mile radius.

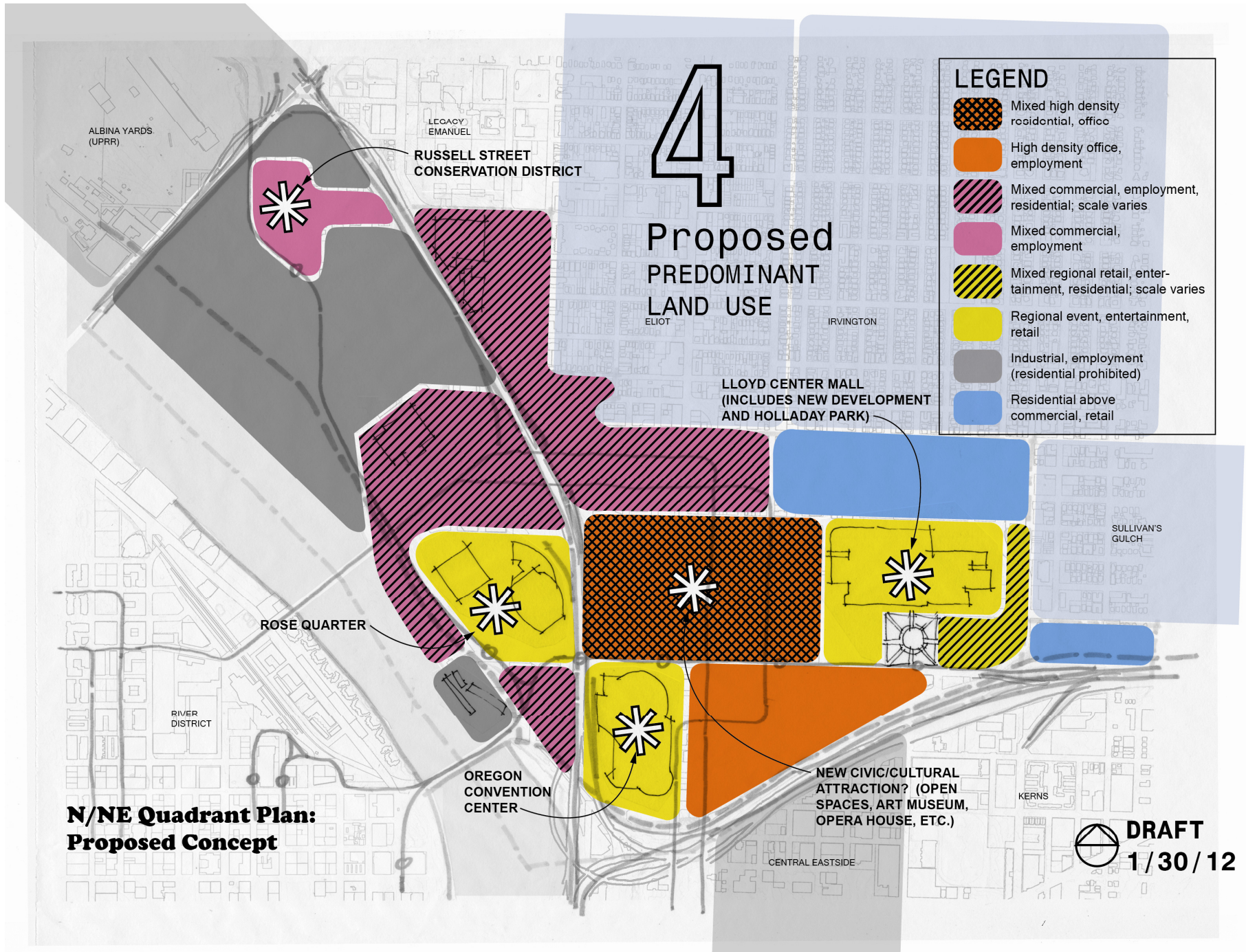
The proposed parks would likely range in size and function, and could be augmented by privately owned pocket parks. The open space concept also proposes enhancement to natural resources along the riverbank and within Sullivan's Gulch.

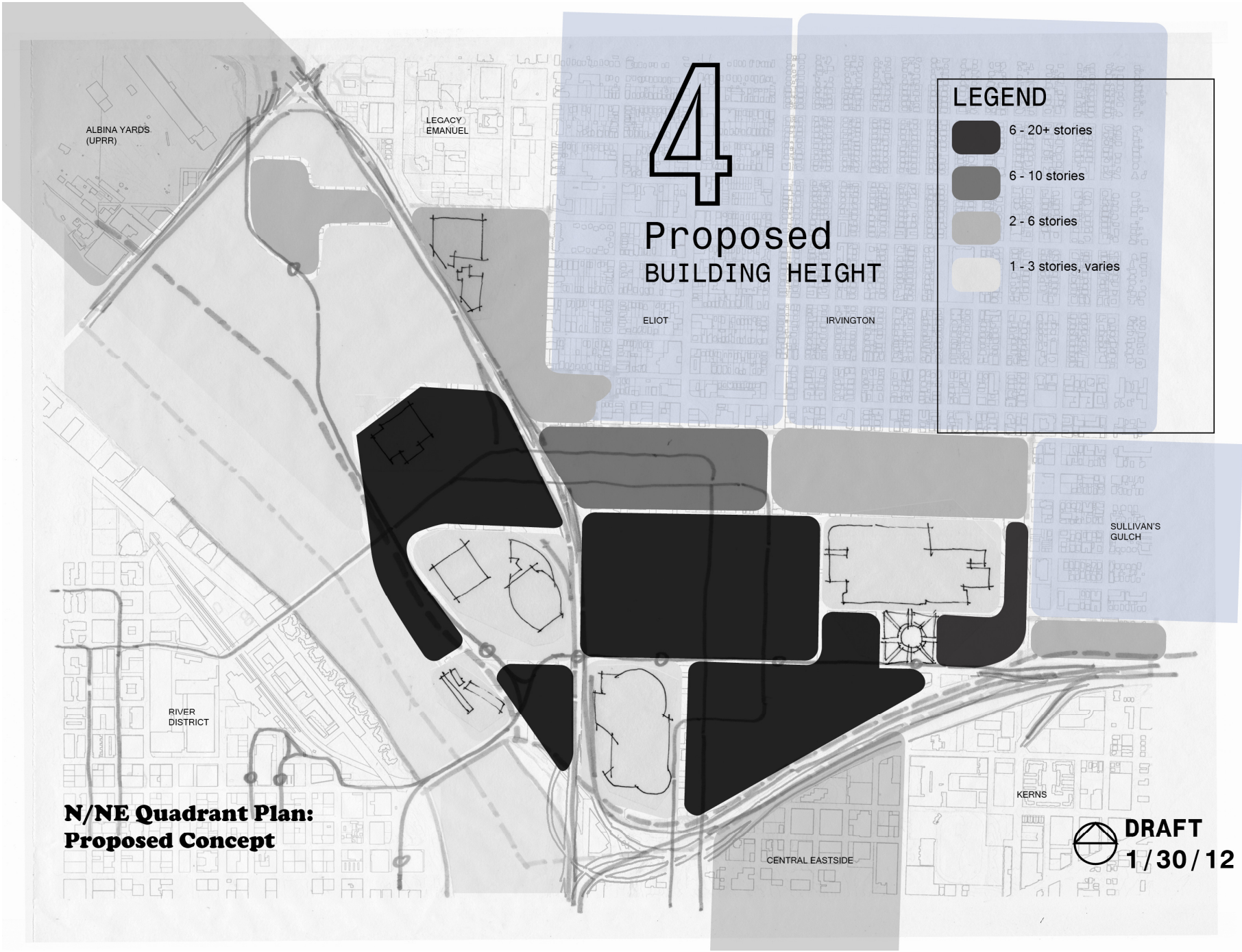
Green Systems

The green systems map illustrates how green infrastructure could be integrated into the quadrant to improve long-term resiliency. The concept includes the following green systems components:

- **Tree Canopy/Water Quality Corridors:** Corridors that provide enhanced tree canopy and stormwater management through large trees and vegetated stormwater facilities such as bioswales and planters.
- **District Energy:** A system that could facilitate shared energy production and distribution between different businesses, residential uses and facilities.
- **Rainwater Harvesting:** A system that would facilitate capture and reuse of rainwater

Other opportunities to support goals for sustainable development and improvements to the natural environment include the use of native vegetation, eco-roofs, vegetated walls, bird-friendly buildings and other green building techniques.





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Proposed BUILDING HEIGHT

LEGEND

- 6 - 20+ stories
- 6 - 10 stories
- 2 - 6 stories
- 1 - 3 stories, varies

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

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Proposed STREET & DEVELOPMENT CHARACTER

TYPE 1. "RETAIL COMMERCIAL" STREETS

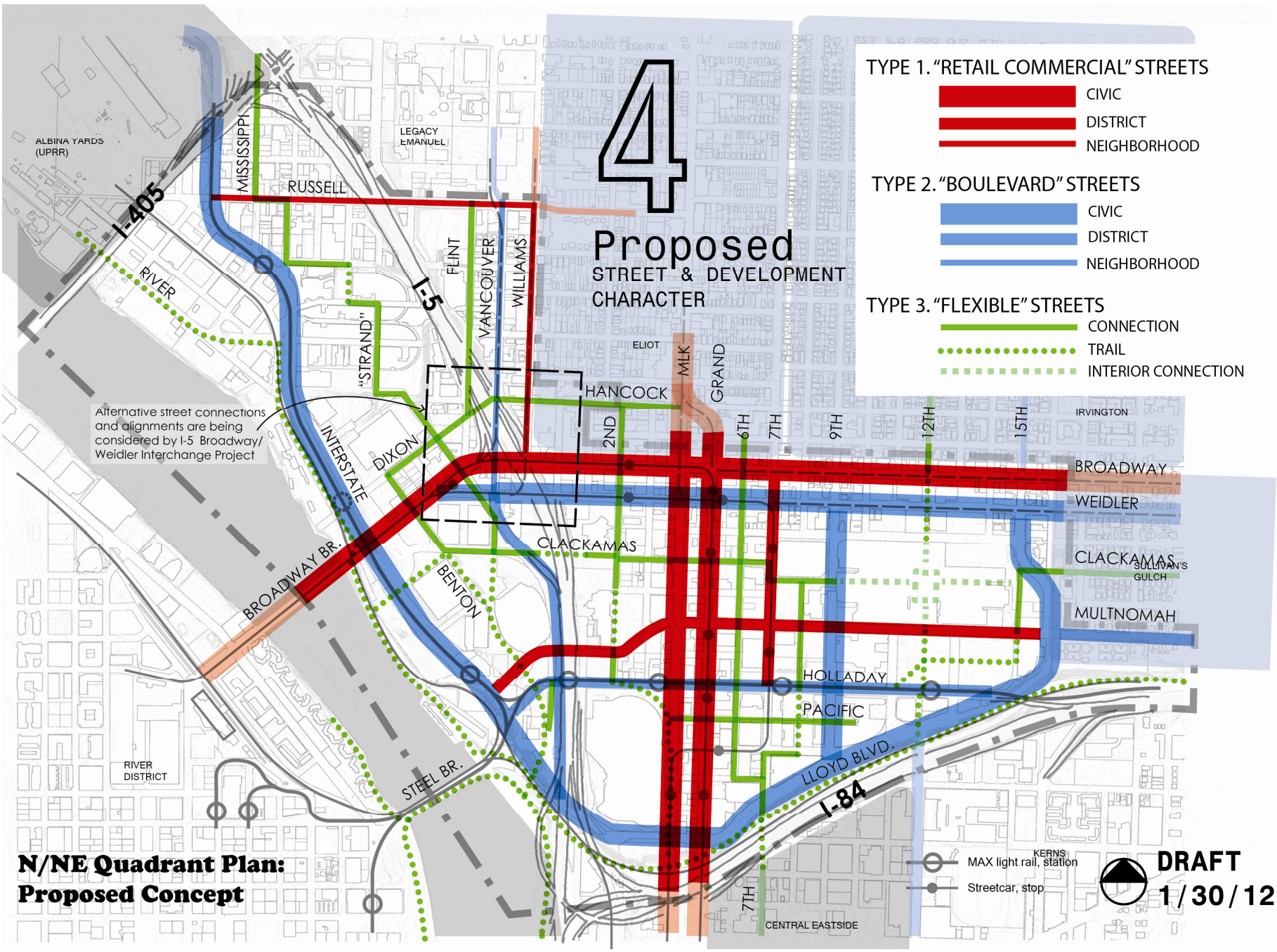
- CIVIC
- DISTRICT
- NEIGHBORHOOD

TYPE 2. "BOULEVARD" STREETS

- CIVIC
- DISTRICT
- NEIGHBORHOOD

TYPE 3. "FLEXIBLE" STREETS

- CONNECTION
- TRAIL
- INTERIOR CONNECTION

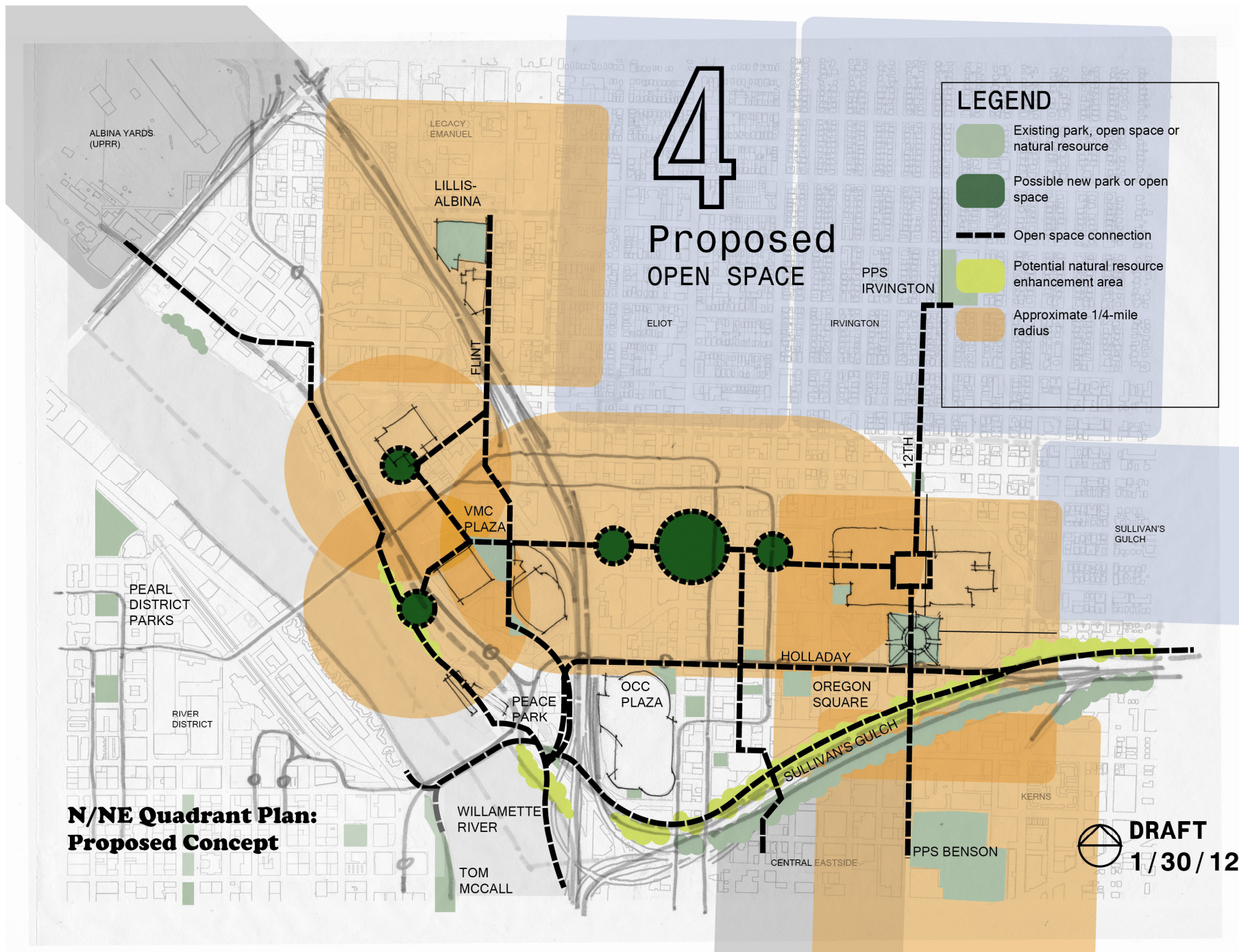


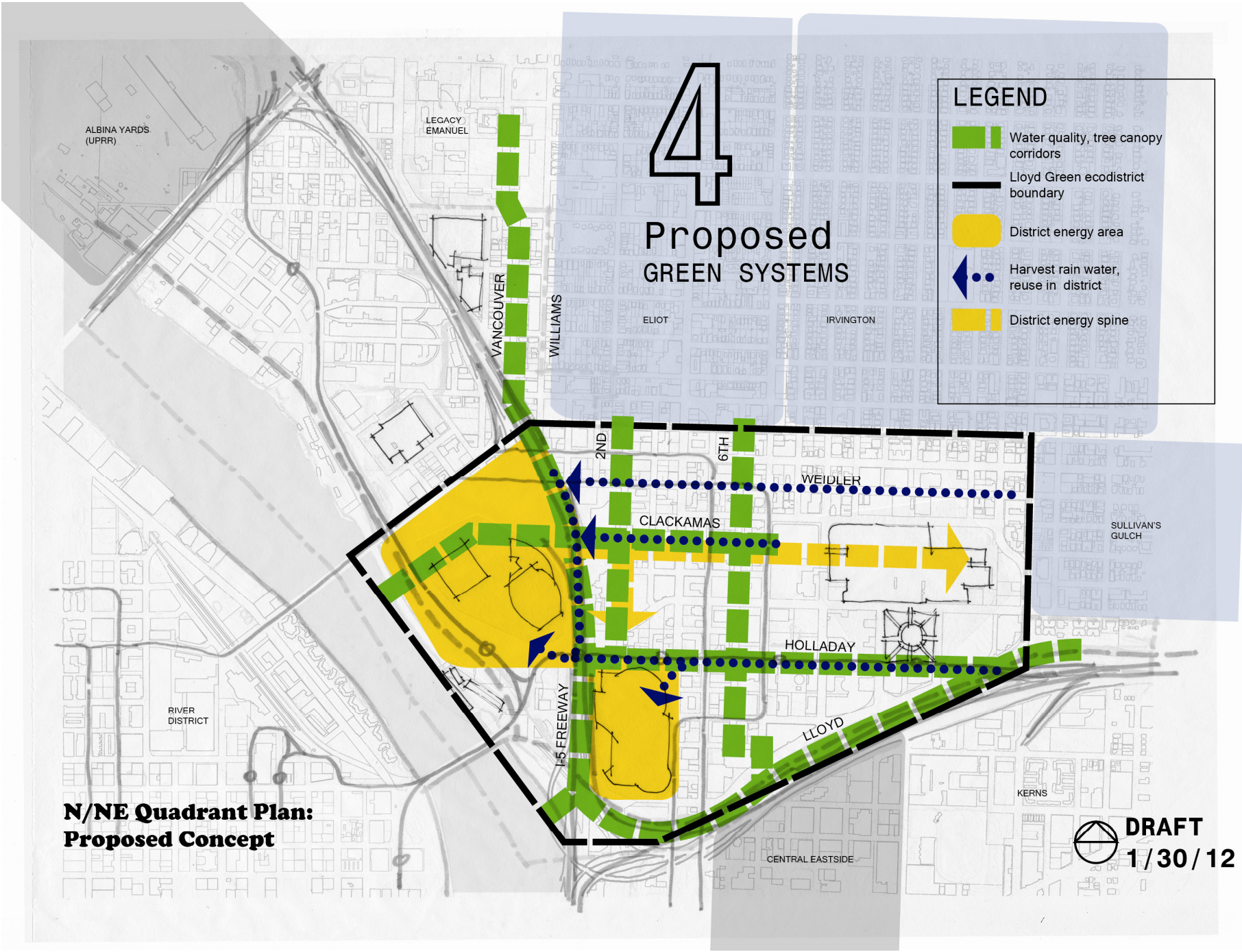
Alternative street connections and alignments are being considered by I-5 Broadway/Weidler Interchange Project

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- MAX light rail, station
- Streetcar, stop

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








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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

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