

An aerial photograph of a city waterfront development. The foreground shows a large body of blue water with a small boat. The middle ground is dominated by a dense cluster of tall, modern skyscrapers and residential buildings. The background shows a city skyline with more buildings and a bridge crossing the water. The sky is clear and blue.

Reclaiming the Waterfront:

LEED for Neighborhood Development:

South Waterfront Central District

**Portland LEED Users Group
January 10, 2008**

Portland State University and Downtown

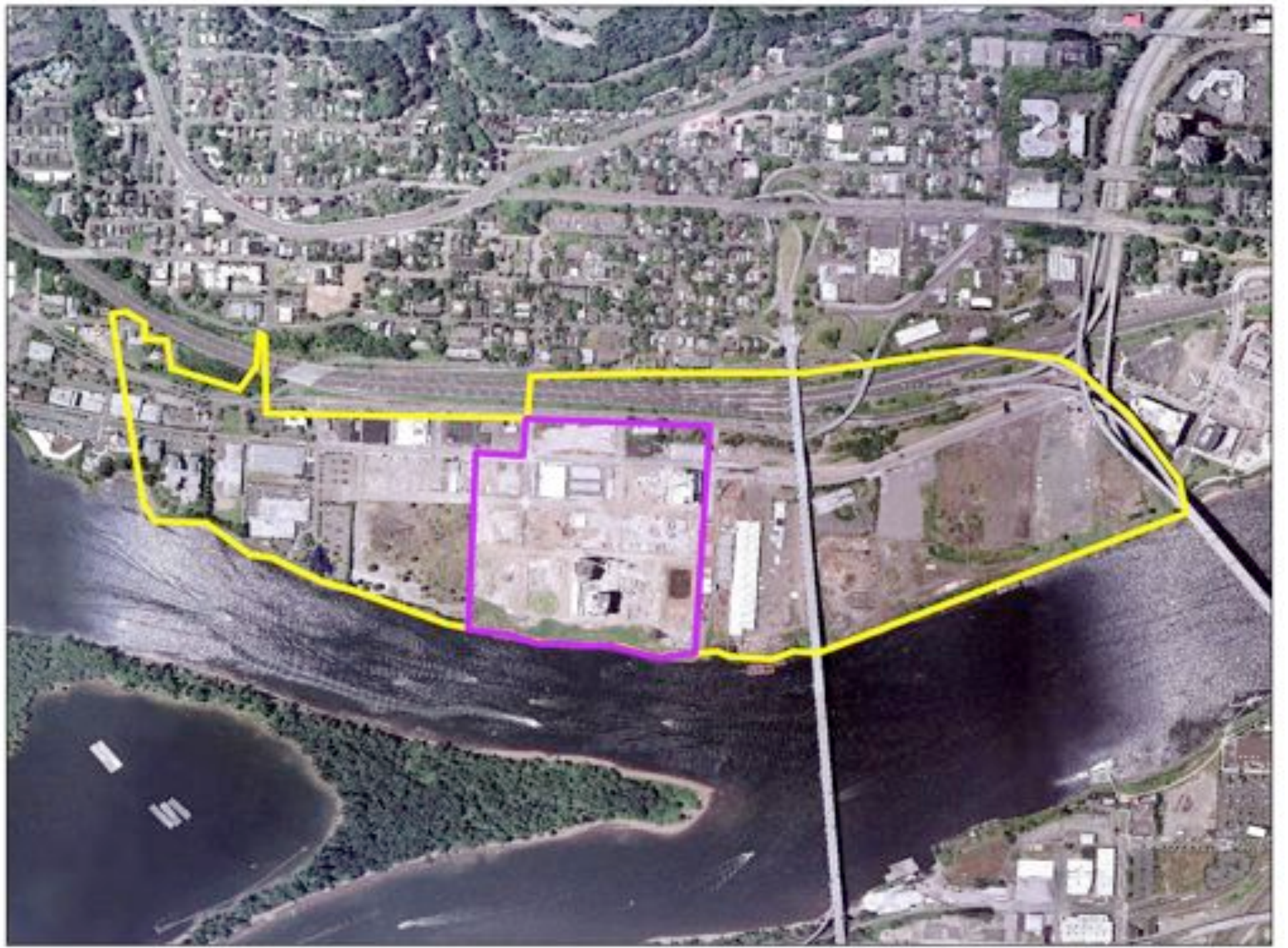


OHSU Campus



South Waterfront District

Site Location





Predevelopment Condition



Waterfront Predevelopment Condition



Master Plan



Built and Planned Projects



Oregon's Densest Neighborhood

Recital F:

The Parties intend that the development conducted pursuant to this Agreement will transform the Project Area into a vibrant, sustainable mixed-use neighborhood that will include open space, commercial, retail, institutional and educational facilities as well as a range of housing options at various levels of affordability. Excellent transit will connect the Project Area with the Marquam Hill area and the Central City, and transit facilities in the Project Area may serve as the transit hub for South Portland. The South Waterfront Plan Area will also have an exemplary Willamette River Greenway and open space system that will embrace the presence of the Willamette River.



- Jobs
- Affordable Housing
- Tram
- Streetcar
- Bioswale
- Parks & Open Space
- LEED certification
- Ground Floor Retail
- Neighborhood Retail

Signatories of Development Agreement

- Portland Development Commission
- Oregon Health & Science University
- Developers

City Agencies & Local Entities

- Bureau of Planning
- Bureau of Development Services
- Portland Department of Transportation
- Portland Parks & Recreation
- Bureau of Environmental Services
- Regional Arts & Culture Council
- City Endangered Species Program
- Tri-Met
- Portland Streetcar, Inc.
- Portland Aerial Tram, Inc.

State/Federal Regulatory Agencies

- National Marine Fisheries Service
- Department of State Lands
- Oregon Department of Fish and Wildlife
- US Army Corps of Engineers
- Department of Environmental Quality
- Oregon Department of Transportation
- Federal Highway Administration

Developer Team

- Architects
- Landscape Architects
- Planners
- Engineers
- Daylighting Lab
- Contractors
- Realtors
- Land Use Attorney
- Transactional Attorney

“Unofficial” Stakeholders

- Oregon Bioscience Association
- Audubon Society
- Bicycle Transportation Alliance
- Willamette Pedestrian Coalition
- South Portland Neighborhood Association
- Willamette Riverkeepers
- Urban Greenspaces Institute
- North Macadam Business Association
- Other property owners in the District
- Current residents
- Retail tenants

Public Projects	Tax Increment Financing	City	State / Federal	Subtotal Public	Private	Total Cost
Streetcar	5,513,000	13,380,000	13,547,000	32,440,000	9,820,000	42,260,000
Tram	8,500,000	0	2,000,000	10,500,000	46,500,000	57,000,000
Streets	8,014,715	6,046,000	12,209,345	26,270,060	8,700,000	34,970,060
Other Infrastructure	590,600	0	0	590,600	3,124,600	3,715,200
Affordable Housing	24,891,000	0	850,000	25,741,000	0	25,741,000
Parks	14,500,000	3,800,000	200,000	18,500,000	1,031,000	19,531,000
Econ. Development	8,500,000	0	0	8,500,000	0	8,500,000
Other	3,400,000	0	0	3,400,000	0	3,400,000
Total	\$73,909,315	\$23,226,000	\$28,806,345	\$125,941,660	\$69,175,600	\$195,117,260

CENTRAL DISTRICT

Public Project Funding Commitments



Urban Pioneers

SOUTH WATERFRONT DISTRICT STREET TYPES



Design Guidelines

UNIVERSAL ACCESSWAYS & RIVERWALK PARTIAL CONCEPT PLAN



Design Guidelines

RESIDENTIAL CHARACTER

podium guidelines

VERTICAL PUNCTUATION
 parapet line should be punctuated to add skyline interest



MATERIALS
 should be smaller scale units, residential in character, subtle patterns can be introduced



CANOPIES
 may be introduced to provide generous rain protection at entry porch area



UPPER WINDOWS
 must be more residential in scale, character



PLANTINGS & PORCH RAILING
 continue to create a protected character



GROUPS OF VARIETY AT MAIN & LOWER WINDOWS
 these windows offer opportunities to introduce variety by way of height, balconies, and a combination of the two



PRIVACY
 should be enhanced between entry porch areas

PORCHES
 should be expanded where opportunities

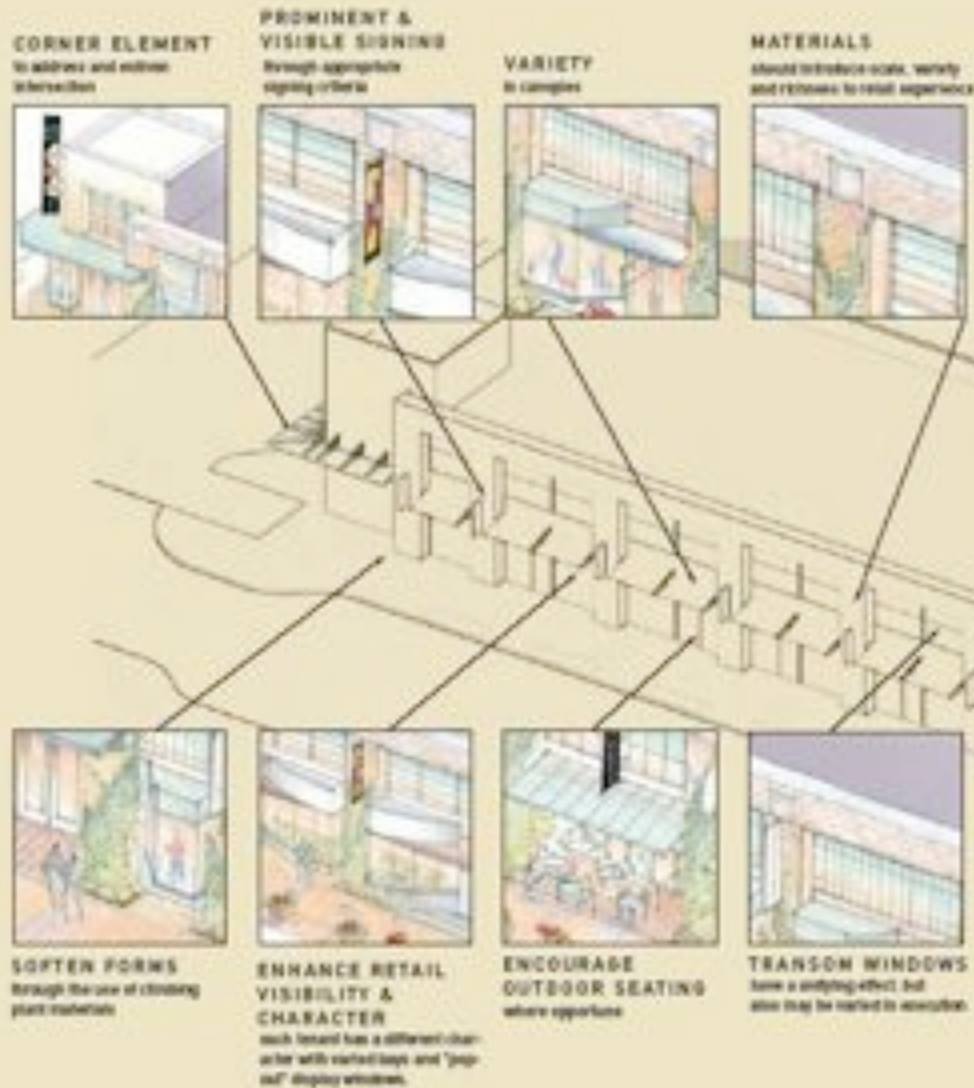
ENTRY STAIRS
 should be more generous, rich materials



RETAIL/COMMERCIAL CHARACTER

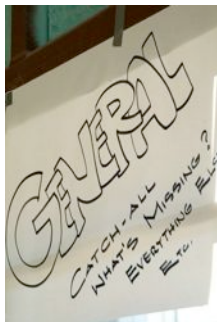
podium guidelines

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"messy vitality"





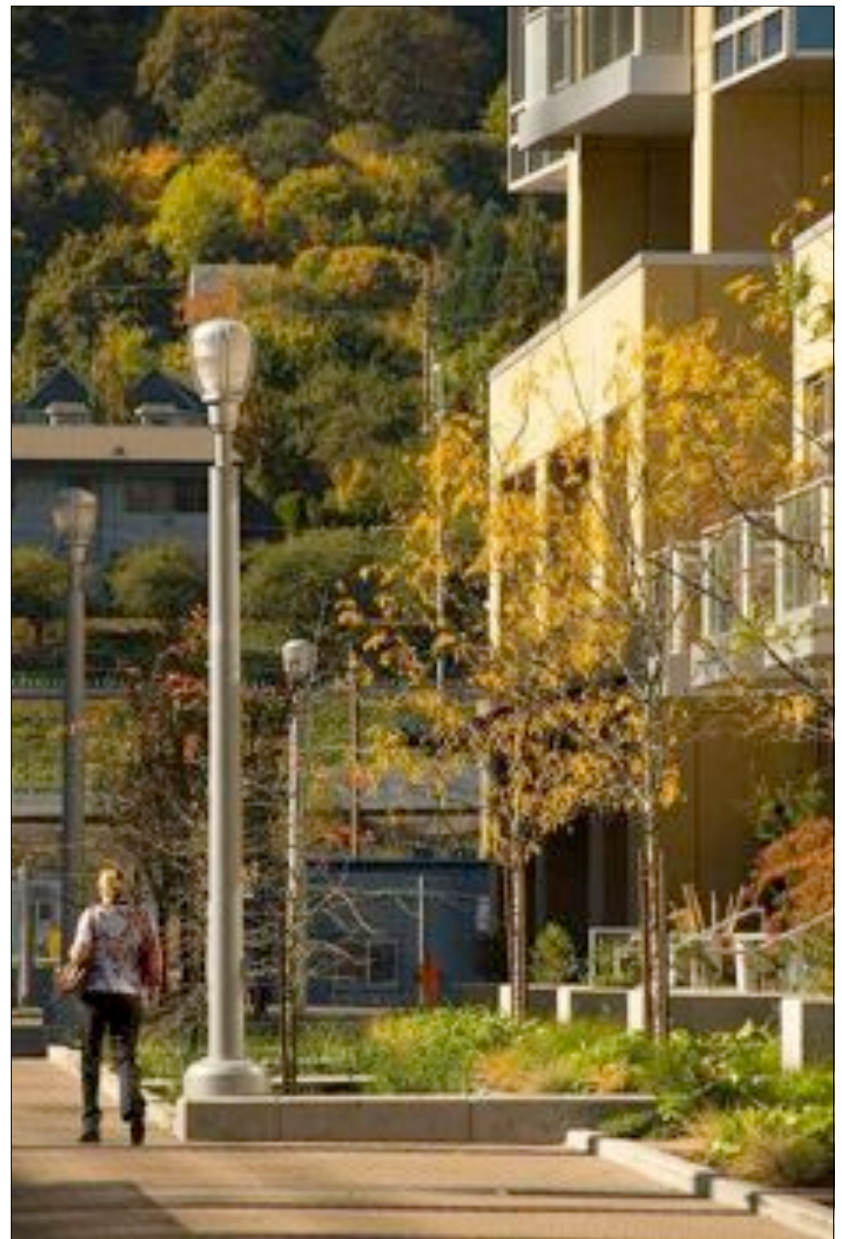
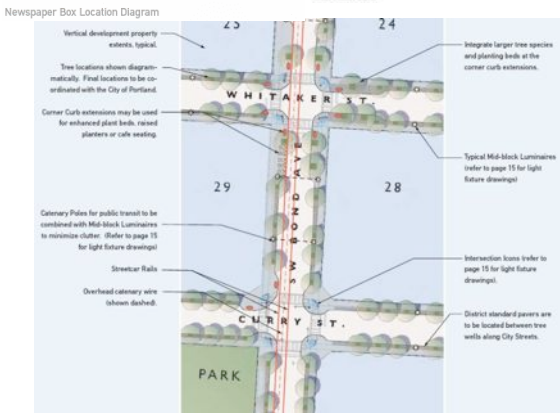
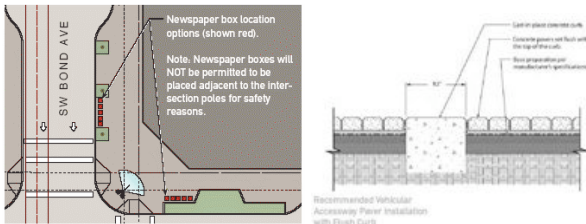
Community Visioning – South Waterfront 2020



Community Building



Sustainable Community – Neighborhood Retail



Sustainable Community – Pedestrian Orientation



Sustainable Community – Balancing Recreation & Wildlife



South Waterfront