

THE RIVER PLAN / NORTH REACH

Site Design Workshops

Design Team Charge

The River Plan's Site Design Workshop, October 23-25, will explore development scenarios on private and publicly owned industrial properties along the Willamette River. The workshop is part of the River Plan, a component of River Renaissance, with goals for the long-term biological, economic and cultural health of the Willamette River and its maintenance as a prosperous working harbor.

Design and development experts, property owners and agency staff will convene for three days to craft and critique concepts for the future expansion of industrial sites along the North Reach of the Willamette River—the part of the river that flows 11.6 miles north from the Fremont and Broadway Bridges to the confluence with the Columbia River. Four sites have been chosen for the workshop that typify issues related to maintaining the industrial viability of this part of the river (e.g. capacity for industrial land development, reuse of contaminated sites, protection and restoration of habitat, public access for trail and river use, riverbank design, permitting, encroachment by competing land uses.) The sites provide a variety of natural and developed conditions that make their study helpful for City staff as they revise existing regulations and design guidelines.

Workshop Objectives

The workshop will use the four sites to:

1. Demonstrate and discuss design concepts that optimize a variety of solutions and uses—industrial development, habitat restoration and protection, public river access, onsite storm water management.
2. Apply and evaluate the practicality of using new or alternative development practices to determine building placement, landscape treatment, trail location and design, natural resource protection and restoration, bank design, cut and fill requirements.

Basic Philosophy

Each design concept will reflect site context, the natural and cultural characteristics (including constraints and opportunities), economic and land use interests, and other information presented as critical to concept formulation. Team members will keep in mind the five themes of River Renaissance as they formulate scenarios:

- Ensure a clean and healthy river
- Maintain and enhance a prosperous working harbor
- Create vibrant waterfront districts and neighborhoods
- Embrace the river as Portland's front yard
- Promote partnerships, leadership and education

Design Team Focus

Each team member will assume lead responsibility for the design of one of the four sites. All team members will, however, contribute to and critique each site as an ensemble. Team members will approach each site's design concept from the specific focus described below. However, they are encouraged to incorporate as many of the issues identified in the River Plan as possible. Each site focus was developed by City planning staff with an emphasis on important river-related issues capable of being explored and/or resolved effectively on that site.

Sites

The Cove

The 3.5-acre Cove site is located along the western shore of the Willamette River just north of the Fremont Bridge. It includes an oceangoing tug and barge company, Fire Station #6, undeveloped property, and one of the few stretches of beach-like shoreline in this area of the river. The Cove is the location of a stormwater outfall that carries Balch Creek to the Willamette, and the site has contaminated sediments. The undeveloped parcel is small and oddly-shaped, which hinders redevelopment.



Design Focus

- Restore the shoreline, shallow water habitat, and the confluence of Balch Creek with the Willamette, within the context of the surrounding industrial lands.
- Develop site designs for a viable river-dependent or river-related industrial use on a small, oddly-shaped parcel. Include concepts for a dock and riverbank design.
- Integrate stormwater management into the site design.

Railroad Bridge

The 200-acre Railroad Bridge site is located along the western shore of the Willamette River at the Railroad Bridge. Much of the site is vacant, contaminated or formerly contaminated industrial land. Siltronic operates an electronics manufacturing operation on part of the site.



Design Focus

- Expand the existing industry or integrate new industrial development on this contaminated site.
- Restore the adjacent lake, stream and riparian habitat.
- Design an extension of Front Avenue through the Siltronic site.
- Develop public pedestrian/bike access across the river on the railroad bridge.
- Include a redesign of the bank.
- Restore floodplain connection.
- Integrate stormwater management into the site design.

St. Johns

The 20-acre St. Johns site is located along the eastern shore of the river south of the Port's Toyota distribution operation, and north of Cathedral Park. The six parcels that comprise the old Mar Com site have significant industrial development potential. Toyota will be expanding its parking lot onto the two northern vacant parcels. The four southern parcels need cleanup and redevelopment. The Mar Com site is in the floodplain and has important shallow water beach habitat. Existing residential development abuts the site on the east. An



adjacent property is proposed to be developed for residential use and contains rare native oak upland habitat.

Design Focus

- Expand an existing industrial business on the site.
- Address balanced cut and fill requirements on a contaminated site.
- Integrate stormwater management into the site design
- Restore and protect the existing habitat and floodplain functions.
- Address the juxtaposition of industrial uses and residential areas.
- Accommodate the greenway trail through this area.

PGE/Time Oil

The PGE/Time Oil site covers 230 acres on both sides of the Willamette just south of the Multnomah Channel near the south end of Sauvie Island. The west side of the site is currently used for power regulation, transmission and storage of electrical equipment. The east side houses a wood and paper products shipping facility. The site also contains some of the best habitat in the North Reach of the river, including natural shoreline, wetlands, and wildlife corridors connecting Forest Park with Smith and Bybee Lakes.



Design Focus

- Protect and expand wetland habitat and existing habitat corridors.
- Address balance cut and fill requirements.
- Explore river access for the public.
- Address homeland security concerns.
- Integrate stormwater management into the site design.

Workshop Products

For each site, the team will produce:

1. A conceptual site plan at 1" = 300', with details at 1" = 100' or larger. The plan is to include the following in abbreviated formats:
 - Conceptual diagram
 - Design program
 - Design statement
 - Design evaluation (pros and cons)
2. At least one section or elevation illustrating the plan and its resolution of the stated issues.
3. One additional illustration, drawing (e.g. aerial perspective, diagram, additional plan etc.) considered appropriate by the team to help further describe the design scenario and its recommendations.

A series of base and other site maps will be available in the studio for the team to use and study. The maps illustrate all the land use patterns, zoning designations and other resources covering each site. Additional written and graphic materials about each site, including the Willamette Greenway Plan, will be available in the studio for reference. Staff and resource experts will be available to the design team for consultation as needed.

Workshop Schedule

The River Plan's Site Design Workshop will take place over three days—October 23-25. Monday, October 23, will be spent giving the design team an indepth tour and review of each site. The design team will then spend Tuesday and Wednesday, October 24 and 25, working on the design concepts and products.

There will be two opportunities for the public to review the work of the design team—Tuesday, October 24 beginning at 8:00 pm, and Wednesday October 25 beginning at 3:00 pm. These public review opportunities will take place at the University of Oregon's Portland Studio, 722 SW Second Avenue, in Portland.

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