

RELATIONSHIP TO OTHER PLANS

ATTEND AND TESTIFY AT PUBLIC HEARINGS THIS FALL

SEPTEMBER 11, 2012	Planning and Sustainability Commission, public hearing
SEPTEMBER 25, 2012	Planning and Sustainability Commission, work session (no testimony)
OCTOBER 25, 2012 2 P.M.	City Council

The N/NE Quadrant Plan is one part of Central City 2035 (CC2035), the update of the 1988 *Central City Plan*. Recommendations in this quadrant plan will go into effect once the entire CC2035 process is complete, expected in 2015.

FOR MORE INFORMATION

Visit the project website for information, documents and to view upcoming events. Subscribe to our email list or RSS feed.

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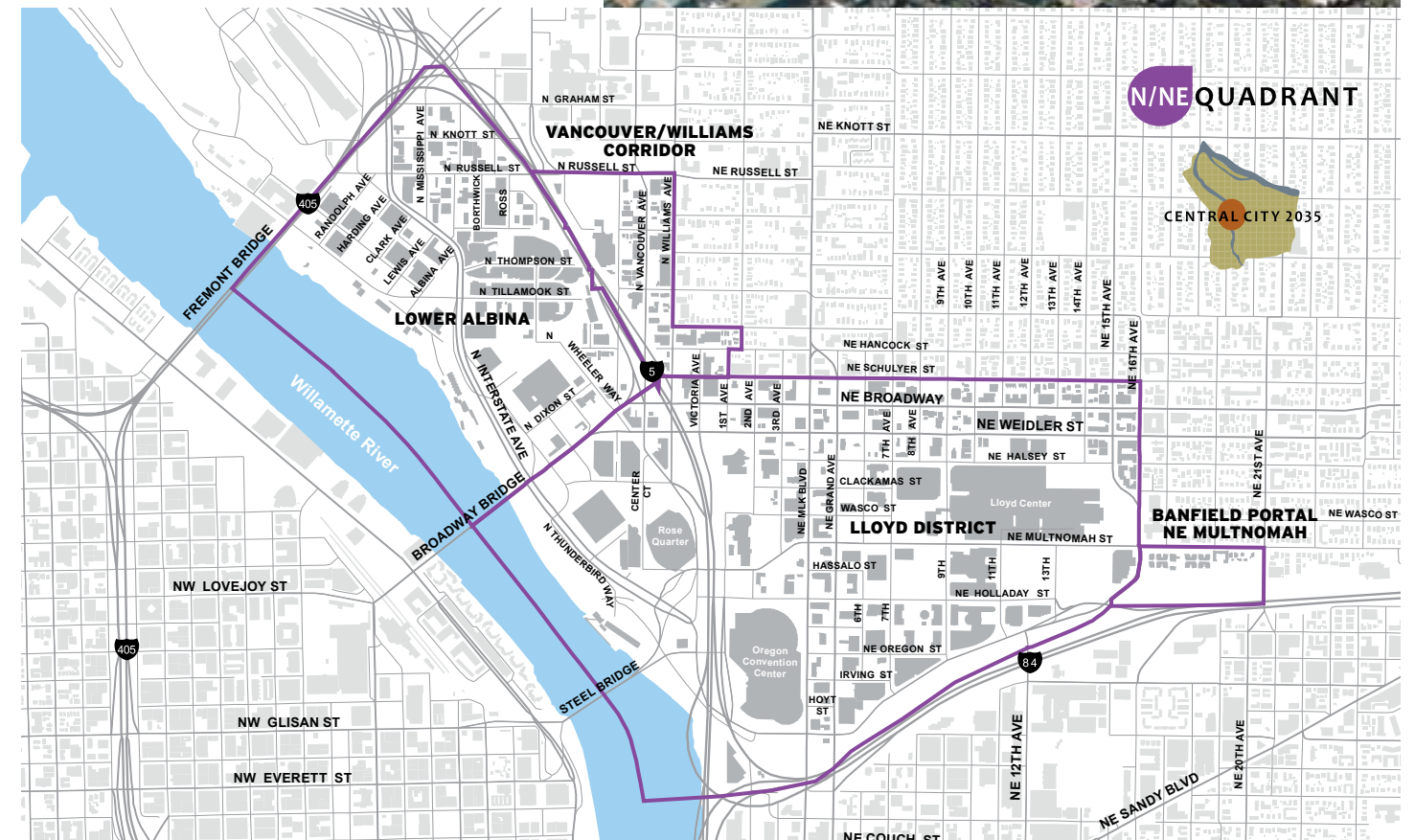
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N/NE QUADRANT PLAN

A LONG RANGE PLAN FOR THE LOWER ALBINA AND LLOYD DISTRICTS OF THE CENTRAL CITY

The N/NE Quadrant Plan is part of the Central City 2035 project (CC2035), the City of Portland's effort to update the 1988 Central City Plan. The N/NE Quadrant Plan is a long range plan to direct and inform development within the area, providing detailed planning for Lower Albina and the Lloyd District over the next 25 years.





HOW WAS THE PLAN DEVELOPED?

The N/NE Quadrant Plan was developed through a unique collaborative partnership between the City of Portland and the Oregon Department of Transportation to address land use, urban design and transportation issues in the quadrant and at the I-5 Freeway and Broadway/Weidler Interchange. Over a nearly two-year period, a diverse 30-member Stakeholder Advisory Committee worked with interested community members and staff to develop the N/NE Quadrant Plan and the recommended concept for I-5 Broadway/Weidler Interchange improvements (I-5 Facility Plan).

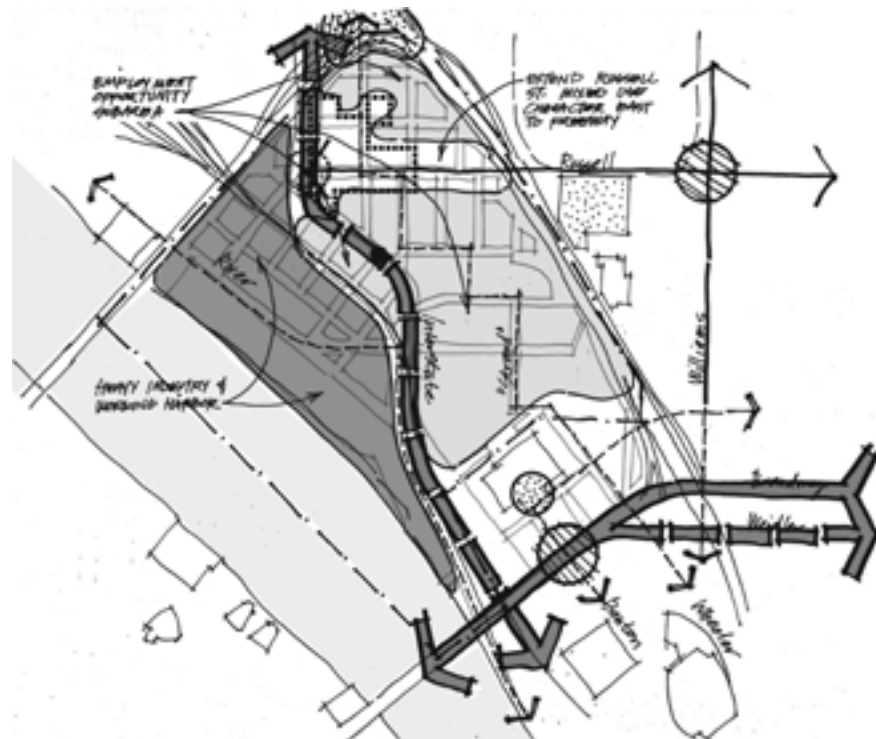
N/NE QUADRANT PLAN COMPONENTS

- Goals and policies grouped under the following topic areas:**
 - Regional Center
 - Housing and Neighborhoods
 - Transportation
 - Urban Design
 - Environment
- Urban design concept diagrams that illustrate the future urban form and development pattern envisioned for Lower Albina and the Lloyd District**
- Implementation actions needed to carry out the plan, such as changes to zoning and building height regulations, infrastructure projects and future studies**
- I-5 Facility Plan with recommended improvements for the Broadway/Weidler Interchange**

WHAT IS PLANNED FOR LOWER ALBINA?

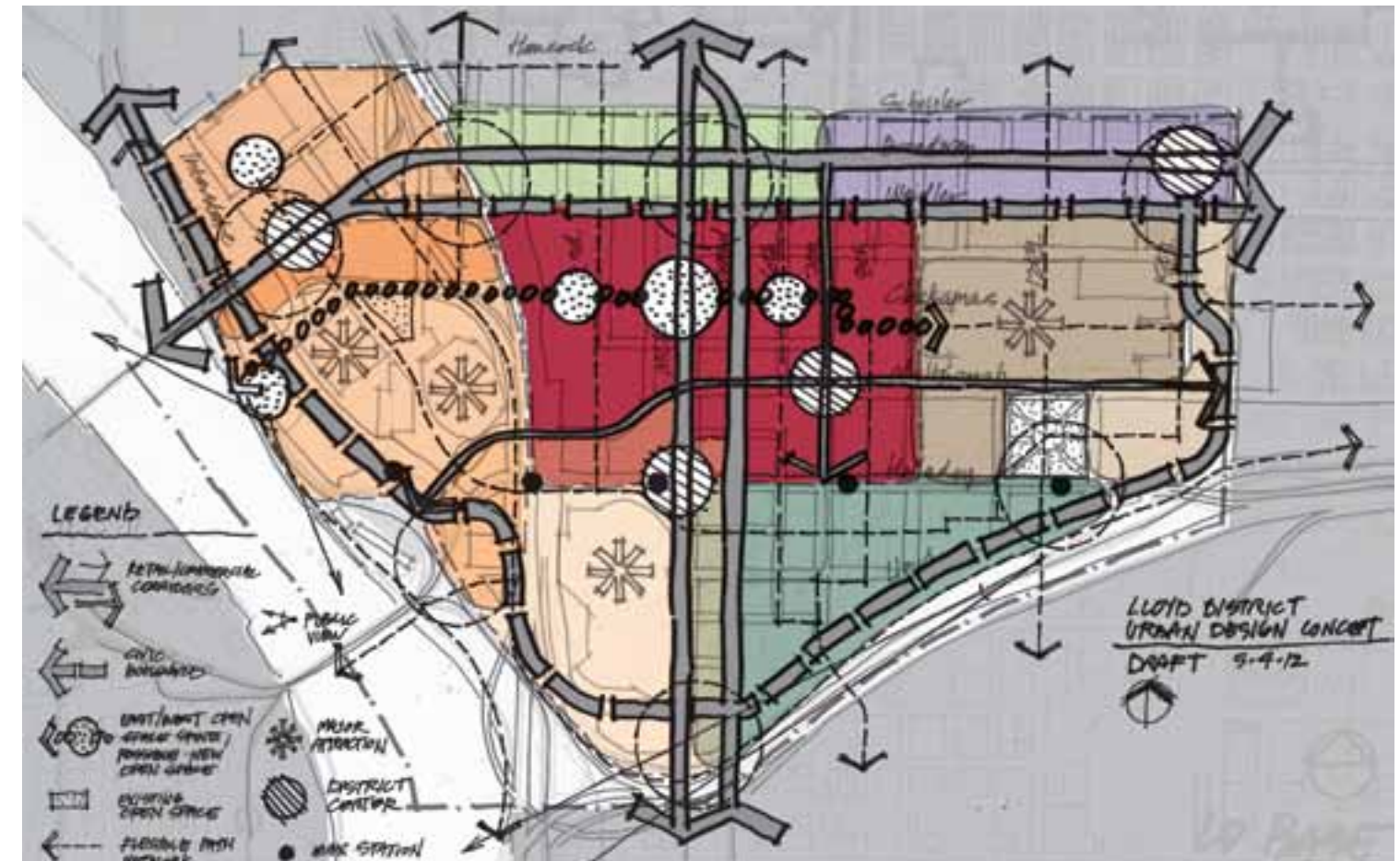
- Preserve and enhance the Lower Albina industrial area.
- Protect the working harbor and improve freight access.
- Provide flexibility to extend the mixed-use area on Russell Street.
- Increase flexibility to promote greater employment densities in the mixed industrial areas east of the Union Pacific rail line.
- Encourage investment in historic properties.

Lower Albina Concept



The plan reinforces the importance of preserving the industrial and employment character of Lower Albina, while supporting the vibrancy of historic Russell Street with a limited expansion of the mixed use commercial node.

Lloyd District Concept



Significant growth is envisioned in the Lloyd District particularly in the Central Lloyd area (red). Vital retail nodes, new open spaces and a system of quiet pedestrian friendly streets will contribute to an active and livable district.

WHAT IS PLANNED FOR THE LLOYD DISTRICT?

Vibrant, mixed-use Lloyd District

- Transform the “Central Lloyd” area into a vibrant high-density urban neighborhood with several thousand new housing units.
- Target areas adjacent to regional attractions (Rose Quarter, Convention Center and Lloyd Center Mall) for new development and uses that will balance the activity level in the district.

Protect historic neighborhoods and cultural resources

- Provide a sensitive transition to adjacent Eliot and Irvington neighborhoods through lower-scale development on the north side of NE Broadway.
- Encourage preservation of remaining culturally significant structures.

New open space

- Develop new parks and open spaces in the Lloyd District and Rose Quarter to serve residents, employees and visitors and to encourage development.

Enhance street character

- Integrate streetscape design with adjacent land uses.
- Create stronger retail districts by concentrating retail on key “retail/commercial” streets, while focusing trees and landscaping to improve the pedestrian environment on “boulevards.”
- Weave a network of safe “flexible” connections for bicycles and pedestrians via quiet local streets, public and private pathways and pedestrian bridges over the freeways.

Sustainable development

- Support Lloyd EcoDistrict, including district-wide strategies related to energy, water and waste reduction.
- Integrate green buildings, green infrastructure and habitat into the built environment.