

11-13-2002

## South Waterfront (North Macadam) Plan Action Charts: Adopted by Resolution Number 36111

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**SOUTH WATERFRONT (NORTH MACADAM) PLAN  
ACTION CHARTS  
ADOPTED BY RESOLUTION NUMBER 36111  
NOVEMBER 13, 2002**

## Appendix C- Adopting Ordinance and Resolution

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**Resolution No. As Amended**

Adopt the Action Charts and additional implementing measures of the *North Macadam Plan* (Resolution)

The City of Portland resolves:

WHEREAS, neighborhood and area plans are intended to promote patterns of land use, urban design, infrastructure facilities and services that encourage and contribute to the economic, social, and physical health, welfare, and safety of neighborhoods and the City as a whole; and

WHEREAS, the *North Macadam Plan* was developed by the City of Portland Bureau of Planning in cooperation with other City bureaus and agencies and with participation from property owners, business persons and other interested citizens; and

WHEREAS, the *North Macadam Plan* directs and manages change over time, and as such the adopted vision statement, policies, objectives, *Zoning Code*, and design guidelines of the *North Macadam Plan* are adopted by Ordinance and will guide decision-making, public deliberation, and investments; and

WHEREAS, it is in the public interest that the recommendations contained in the *North Macadam Plan* and outlined below in directives c.1 through c.8, be adopted to direct and manage change in the North Macadam Plan area;

WHEREAS, the policy and objective elements of the *North Macadam Plan* are adopted by Ordinance as part of the *Comprehensive Plan*, the action charts included in attached Exhibit A are not adopted as part of the *Comprehensive Plan*;

WHEREAS, the action charts describe the recommended implementation projects and programs of the *North Macadam Plan*, and identify appropriate time frames for implementation and identify public, nonprofit and private agencies and partnerships to lead or oversee implementation of each action; and

WHEREAS, the Portland Planning Commission recommends that the City Council adopt the action charts of the *North Macadam Plan*;

NOW, THEREFORE, BE IT RESOLVED by the Council of the City of Portland, a municipal corporation of the State of Oregon, that the City Council adopt the action charts of the *North Macadam Plan*, as shown in Exhibit A, and that:

- a. The implementation actions associated with the *North Macadam Plan* action charts are approved by City Council as a starting place for projects and programs that will help implement the policies of the plan;
- b. All actions are adopted with the understanding that they may need to be adjusted or replaced with more feasible alternatives. Identification of an implementor for an action is an expression of interest and support with the understanding that circumstances may change over time and may affect the implementation leader's ability to take action; and
- c. The City Council authorizes the City agencies identified on the action charts as implementors, to engage in activities aimed at implementing the projects and programs called for in the action charts of the *North Macadam Plan*, specifically:

## Appendix C – Adopting Ordinance and Resolution

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1. The City Council directs the Portland Development Commission to work with Parks and Recreation, Portland Office of Transportation, Environmental Services, Office of Sustainable Development, Planning, Tri-Met and other relevant agencies to identify funding sources and strategies to implement projects, programs and activities listed in the action charts of the *North Macadam Plan* over the next five, ten and twenty years;
2. The City Council directs the Portland Office of Transportation to work with Environmental Services, Planning, Portland Development Commission and other relevant agencies to update the Street Plan for North Macadam, including updates to the Transportation Element of the *Comprehensive Plan*, the street plan maps, street standards and street plan principles, to be consistent with the policies and Transportation Concept of the *North Macadam Plan*, and return to City Council for review and acceptance no later than January 20, 2003;
3. The City Council directs the Portland Office of Transportation to survey the top of bank of the Willamette River in the North Macadam District, consistent with the diagrams of the *North Macadam Plan*;
4. After the action called out under directive c.3, above, is complete, the City Council directs the Bureau of Planning to amend the *Zoning Code* to use a mapped top of bank in the North Macadam Subdistrict based on the survey.
5. The City Council directs the Bureau of Parks and Recreation and the Bureau of Planning to coordinate development of the Design Coordination Plan for the Greenway in cooperation with Portland Development Commission, Environmental Services, Portland Office of Transportation, ESA Program and other affected bureaus, with involvement by North Macadam property owners, in a process operating under the River Renaissance umbrella.
6. The City Council directs the Bureau of Parks and Recreation, in cooperation with Portland Development Commission, Bureau of Planning and Portland Office of Transportation, to coordinate development of a local improvement district or comparable instrument that provides a mechanism to collect district contributions for greenway improvements.
7. The City Council directs the Bureau of Planning, in cooperation with other city bureaus and agencies, to monitor and evaluate implementation of the *Zoning Code* and other implementation actions of the *North Macadam Plan*. In addition, the Bureau of Planning is directed to report back to Council within three years on these implementation items to ensure that the city is achieving the goals described in the *North Macadam Plan*.
8. The City Council directs the Bureau of Planning to work with the Bureau of Development Services to complete an inventory of existing surface parking in the North Macadam District, including number of spaces, square footage and location. This information will be used as a baseline when the City administers and tracks the surface parking limitations in the subdistrict.
9. The City Council directs the Bureau of Planning to update the *Central City Plan* to include the North Macadam Urban Design Map as shown in the *North Macadam Plan*.]
10. The City Council directs the Bureau of Planning to rename the plan area "South Waterfront" and, upon adoption, make the subsequent changes to the name of the project

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documents including the plan, zoning code and design guidelines as well as references to this subdistrict of the Central City plan district.

11. The City Council directs the Bureau of Planning, the Portland Development Commission, the Office of Management and Finance and other city bureaus, to update Council on land and development costs in the North Macadam District during the development agreement negotiation process.

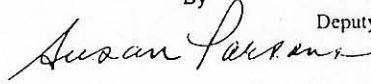
Section 2: The effective date for this resolution will be January 20, 2003. The time between adoption and the effective date will allow time for staff to complete an update of the *North Macadam District Street Plan*, to be consistent with relevant *North Macadam Plan* elements, including transportation policies, objectives, action charts and concept.

Adopted by the Council, **NOV 13 2002**  
Mayor Vera Katz  
Marie Johnson  
October 9, 2002

GARY BLACKMER  
Auditor of the City of Portland

By

Deputy



## Land Use and Urban Form

### LAND USE AND URBAN FORM ACTION CHART

#	Actions <sup>1</sup>	Timeframe				Implementors <sup>2</sup>
		Adopt with plan	On-going	Next 5 years	6 to 20 years	
<b>PROJECTS</b>						
SW LU 1	Develop a program to support the district 's role as a gateway to the Central City.			X		BOP, PDC, PDOT, Private
SW LU 2	Analyze the implications on district infrastructure of providing an additional 2,000 housing units by 2019.				X	PDC, BOP, Parks, PDOT
<b>PROGRAMS</b>						
SW LU 3	Create incentives for the development of mixed-use buildings that include structured parking, residential and/or commercial development.		X			BOP, PDC, BDS
SW LU 4	Promote the creation of housing incentive programs, by public agencies, in areas of required housing.			X		PDC
SW LU 5	Assist those employed in the district to become owners and renters of housing in the district.			X		PDC, HAP, Private
SW LU 6	Develop incentives to encourage the construction of housing at 120 percent of median family income or lower.		X			BOP, PDC
SW LU 7	Establish a marketing and business assistance fund that supports the district's employment goals targeting quality jobs that pay at least 200 percent of the minimum wage.		X			PDC
SW LU 8	Develop a Housing Implementation Strategy to achieve the district housing goals, including the production target for at least 788 affordable housing units.		X			PDC, HAP, Private

## Land Use and Urban Form

#	Actions <sup>1</sup>	Timeframe				Implementors <sup>2</sup>
		Adopt with plan	On-going	Next 5 years	6 to 20 years	
SW LU 9	Develop units to fulfill district expected housing production goal of 3,000 units, including target for at least 788 affordable units, as are further defined by income level (related to Median Family Income): Up to 30% MFI – 166 units Up to 50% MFI – 211 units Up to 80% MFI – 205 units Up to 100% MFI – 172 units <u>Up to 120% MFI – 34 units</u> Total – 788 units		X			PDC, HAP, Private
SW LU 10	Develop an economic development strategy to achieve the district employment goals, as stated in the <i>Framework Plan</i> , including a bioscience industry strategy to fully complement institutional development in the district.			X		PDC, Private
<b>REGULATIONS</b>						
SW LU 11	Create new use and development standards for the South Waterfront subdistrict of the <i>Central City Plan</i> district.	X				BOP
SW LU 12	Adopt the <i>South Waterfront Design Guidelines and Greenway Design Guidelines for South Waterfront</i> .	X				BOP

### NOTES

1. The Portland City Council approves this action chart by resolution. It is a starting place. All actions must have at least one identified implementor. Actions are adopted with the understanding that some will be adjusted and others replaced with more feasible proposals.
2. Identification of an implementor for an action is an expression of interest and support with the understanding that circumstances will affect the implementation leader's ability to carry out the action.

## Greenway and Parks

### GREENWAY AND PARKS ACTION CHART

#	Actions <sup>1</sup>	Timeframe				Implementors <sup>2</sup>
		Adopt with Plan	On-going	Next 5 years	6 to 20 years	
<b>PROJECTS</b>						
SW GP 1	Expand the width of the Willamette River greenway area to 150 feet wherever possible.			<b>X</b>		Parks, PDC, BOP, BES, Private
SW GP 2	Complete the Willamette River greenway trail, using as much pervious material as possible.			<b>X</b>		Parks, PDC, BOP, BES, Private
SW GP 3	Develop the Willamette greenway using a variety of riverbank treatments to provide for bank stability, improved habitat, and views of the river at key locations.			<b>X</b>		BES, Parks, PDC, BOP, Private
SW GP 4	Develop a greenway design coordination plan or other implementation mechanism for ensuring creation of a cohesive and coordinated greenway.			<b>X</b>		Parks, PDC, BOP, BES, Private
SW GP 5	Develop a model easement for public access along the greenway.			<b>X</b>		Parks, PDC, PDOT, BDS
SW GP 6	Develop a strategy, including funding options, for the acquisition, maintenance, and development of a system of parks throughout South Waterfront.			<b>X</b>		Parks, PDC, BES, BOP, Private
SW GP 7	Develop design standards for South Waterfront parks.			<b>X</b>		Parks
SW GP 8	Promote the use and integration of public art throughout the parks, greenway and open spaces in South Waterfront.			<b>X</b>		PDC, Parks, RACC, Private
SW GP 9	Explore formation of a local improvement district or develop a similar strategy to fund the portion of the cost of improving the South Waterfront greenway trail that is the responsibility of area property owners.	<b>X</b>				Parks, PDC, BOP, PDOT, Private



## Greenway and Parks

#	Actions <sup>1</sup>	Timeframe				Implementors <sup>2</sup>
		Adopt with Plan	On-going	Next 5 years	6 to 20 years	
<b>REGULATIONS</b>						
SW GP 10	Adopt development standards for the greenway.	X				BOP, BDS, Parks
SW GP 11	Adopt design guidelines for the South Waterfront greenway area.	X				BOP, BDS, Parks
SW GP 12	Amend the Parks SDC ordinance to clarify that greenway and open space area earning a floor area bonus is not eligible for SDC credit.	X				Parks

**NOTES**

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# Transportation

## TRANSPORTATION ACTION CHART

#	Actions <sup>1</sup>	Timeframe				Implementors <sup>2</sup>
		Adopt with plan	On-going	Next 5 years	6 to 20 years	
<b>PROJECTS</b>						
SW T 1	Improve and construct Moody and Bond as primary mobility streets.			X		PDOT, PDC
SW T 2	Develop a public/private funding strategy for the Portland streetcar.			X		PDOT, Tri-Met, PDC
SW T 3	Extend the Portland streetcar to the South Waterfront District.			X		PDOT, Tri-Met, PDC
SW T 4	Construct River Parkway.			X		PDOT, PDC, Private
SW T 5	Construct improvements to east-west streets.			X		Private, PDC, PDOT
SW T 6	Connect South Waterfront to the regional light rail system.				X	PDOT, Tri-Met, PDC
SW T 7	Develop design standards for the streets and accessways.			X		PDOT, BOP, BDS, Parks, BES
SW T 8	Improve the appearance of Macadam Avenue by extending <i>South Waterfront Street Standards</i> to the treatment of Macadam Avenue.				X	ODOT, PDOT, PDC
SW T 9	Construct improvements to enhance access to the district at Bancroft, Curry, Moody and other entry points, consistent with the accepted street plan.		X			PDOT, PDC, ODOT, Private
SW T 10	Construct new and improve existing bicycle and pedestrian connections to the district, including connections at Sheridan, Bancroft, and the greenway trail, and crossings over I-5.			X		PDOT, PDC
SW T 11	Study the possibility of providing improved pedestrian and bicycle access to South Waterfront from the Ross Island Bridge.			X		PDOT, ODOT, BOP
SW T 12	Prepare a transit service strategy for the district that includes phasing and implementation.		X			Tri-Met, PDOT, PDC, NMDTMA
SW T 13	Expand public transit service as development occurs to ensure that the 30 percent mode split objective can be reached and maintained.		X			Tri-Met, PDOT, NMDTMA

## Transportation

#	Actions <sup>1</sup>	Timeframe				Implementors <sup>2</sup>
		Adopt with plan	On-going	Next 5 years	6 to 20 years	
SW T 14	Develop an implementation plan for a transit hub including design and engineering of needed improvements.		X			PDOT, BOP, PDC
SW T 15	Develop and implement a district wide parking strategy.			X		PDOT, BOP, PDC, Private
SW T 16	Examine opportunities for parking structures shared by several developments.			X		PDOT, BOP, PDC, Private
SW T 17	Establish a South Waterfront District Transportation Management Association.		X			PDOT, Tri-Met, PDC
SW T 18	Prepare and enact a district Transportation Demand Management Plan.			X		PDOT, Tri-Met, PDC, NMDTMA
SW T 19	Study the possibility of expanding the permit parking program in part or all of the Corbett-Terwilliger-Lair Hill neighborhood.			X		PDOT, CTLH
SW T 20	Review South Waterfront parking regulations and revise, if necessary, based on existing and anticipated changes to infrastructure and transit capacity.			X		PDOT, BOP, PDC
SW T 21	Encourage the use of hybrid buses as an alternative mode of transportation.			X		PDOT, Tri-Met, PDC
SW T 22	Study the feasibility of a river taxi system that serves the entire Central City and nearby destinations.			X		PDC, Private, PDOT, Parks
SW T 23	Explore regional transportation improvements, including transit, vehicular, pedestrian and bicycle system improvements, in the Macadam corridor south of the South Waterfront District.			X		PDOT, ODOT, Tri-Met, PDC, CTLH
SW T 24	Examine opportunities for traffic calming projects on Corbett and Virginia Streets in the CTLH neighborhood.			X		PDOT, CTLH, Tri-Met
SW T 25	Coordinate transportation improvements in South Waterfront with regional transportation efforts such as the South Corridor Light Rail Study, the South Portland Transportation Alliance Study and the South Portland Circulation Study.		X			PDOT, PDC, CTLH, Tri-Met

## Transportation

#	Actions <sup>1</sup>	Timeframe				Implementors <sup>2</sup>
		Adopt with plan	On-going	Next 5 years	6 to 20 years	
<b>PROGRAMS</b>						
SW T 26	Implement an on-street parking program that includes signage, meters, and carpool passes.		X			PDOT, PDC
SW T 27	Establish and implement a mechanism that ensures efficient redevelopment or reallocation of supplemental parking.		X			PDC, BOP, Private
SW T 28	Create incentives for firms locating in the district to be full participants in the District Transportation Management Association and the transit service strategy.			X		BOP, PDC, PDOT, Tri-Met
SW T 29	Develop a partnership/alliance with nearby neighborhoods to solve common transportation problems.		X			PDOT, Private, PDC, CTLH, OHSU
SW T 30	Monitor and evaluate the capacity of the transportation system in the context of development activity, recent and anticipated infrastructure and transit service improvements, and regional transportation changes.				X	PDOT
<b>REGULATIONS</b>						
SW T 31	Establish parking ratios for the district.	X				BOP, PDOT, PDC, BDS
SW T 32	Finalize and implement the <i>North Macadam District Street Standards</i> .	X				PDOT, PDC, BES, BOP
SW T 33	Adopt design guidelines for development along green accessways.	X				BOP, PDC, PDOT, BES, Parks, Forestry
SW T 34	Update the <i>North Macadam Street Plan</i> .	X				BOP, PDOT, PDC

### NOTES

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## District-wide Environmental Design

### DISTRICT-WIDE ENVIRONMENTAL DESIGN ACTION CHART

#	Actions	Timeframe				Implementors
		Adopt with plan	On-going	Next 5 years	6 to 20 years	
<b>PROJECTS</b>						
SW E 1	Develop water, sanitary, and stormwater sewer systems to support higher densities complying with local, state, and federal regulations for fish protection and water quality.		<b>X</b>			BES, PDC, Private
<b>PROGRAMS</b>						
SW E 2	Prevent untreated runoff and subsurface discharges from areas of potentially contaminated soil.			<b>X</b>		BES, PDC, Private
SW E 3	Create eco-friendly regulations for construction and design.		<b>X</b>			BOP, PDC, OSD

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## District Development

### DISTRICT DEVELOPMENT ACTION CHART

#	Actions <sup>1</sup>	Time Frame				Implementors <sup>2</sup>
		Adopt with plan	On-going	Next 5 years	6 to 20 years	
<b>PROJECTS</b>						
SW DD 1	Establish a revised district funding strategy focusing on developing the infrastructure necessary to leverage private development.		X			PDC, Private
SW DD 2	Develop the infrastructure needed to ensure South Waterfront is a competitive location for high technology jobs, such as bioscience businesses.			X		PDC, Private
SW DD 3	Develop a district economic development strategy to promote bioscience businesses within the district.			X		PDC, BOP
SW DD 4	Conduct a marketing study to determine the feasibility of developing a business innovation center in the district. If feasible, develop the center.			X		PDC, Private
SW DD 5	Develop the telecommunications infrastructure needed to ensure South Waterfront is a competitive location for high technology jobs.			X		PDC, Private
SW DD 6	Study the feasibility of robotic parking.			X		PDC, PDOT, BOP, Private
SW DD 7	Update the long-term implementation program to reflect the district's current conditions and elements of the adopted <i>South Waterfront Plan</i> .			X		PDC
<b>PROGRAMS</b>						
SW DD 8	Implement the <i>North Macadam Urban Renewal Plan</i> .			X		PDC, BOP, PDOT, Parks, BES, OMF
SW DD 9	Encourage the development and participation in Local Improvement Districts (LIDs) or Business Improvement Districts (BIDs) to provide additional funding for the development and maintenance of streetcar, greenway and parks.		X			PDC, PDOT, Parks
SW DD 10	Establish a program or partnership to build parking structures to support early development.		X			PDC, Private

## District Development

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#	Actions <sup>1</sup>	Time Frame				Implementors <sup>2</sup>
		Adopt with plan	On-going	Next 5 years	6 to 20 years	
SW DD 11	Provide redevelopment assistance to projects that implement the vision and policies of the <i>South Waterfront Plan</i> .			X		PDC, PDOT, BDS

### NOTES

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2. *Identification of an implementor for an action is an expression of interest and support with the understanding that circumstances will affect the implementation leader's ability to carry out the action. See appendices for a key to the implementor abbreviations.*