

WELCOME

PORT of VANCOUVER WATERFRONT DEVELOPMENT MASTER PLAN OPEN HOUSE

July 15, 2015

Enhance waterfront access, encourage innovation, create a healthy environment, build a community experience





OPEN HOUSE PURPOSE

- Inform the community of the Port of Vancouver Waterfront Development Master Plan process
- Solicit ideas and opinions of “Likes and Dislikes” of each preliminary Concept
- Gather input on possible Waterfront uses (‘Menu List’)

GUIDING PRINCIPLES

1. Provide public access to the Columbia River waterfront
2. Develop public assets in a financially responsible manner
3. Utilize sustainable development practices
4. Interpret the port’s history as an economic development engine for Southwest Washington
5. Create a development that supports the community through economic growth and job creation

April May June July August September October

Info Gathering
Analysis and visioning for plan concepts

Alternatives Development
Developing Alternatives and preliminary concept planning

Master Plan Report
Completing final design concepts

Market Analysis

Draft and Final Plans

●
 Visioning Workshop

●
 Alternatives Workshop

●
 Preliminary Concept Plans

●
 Preferred Concept

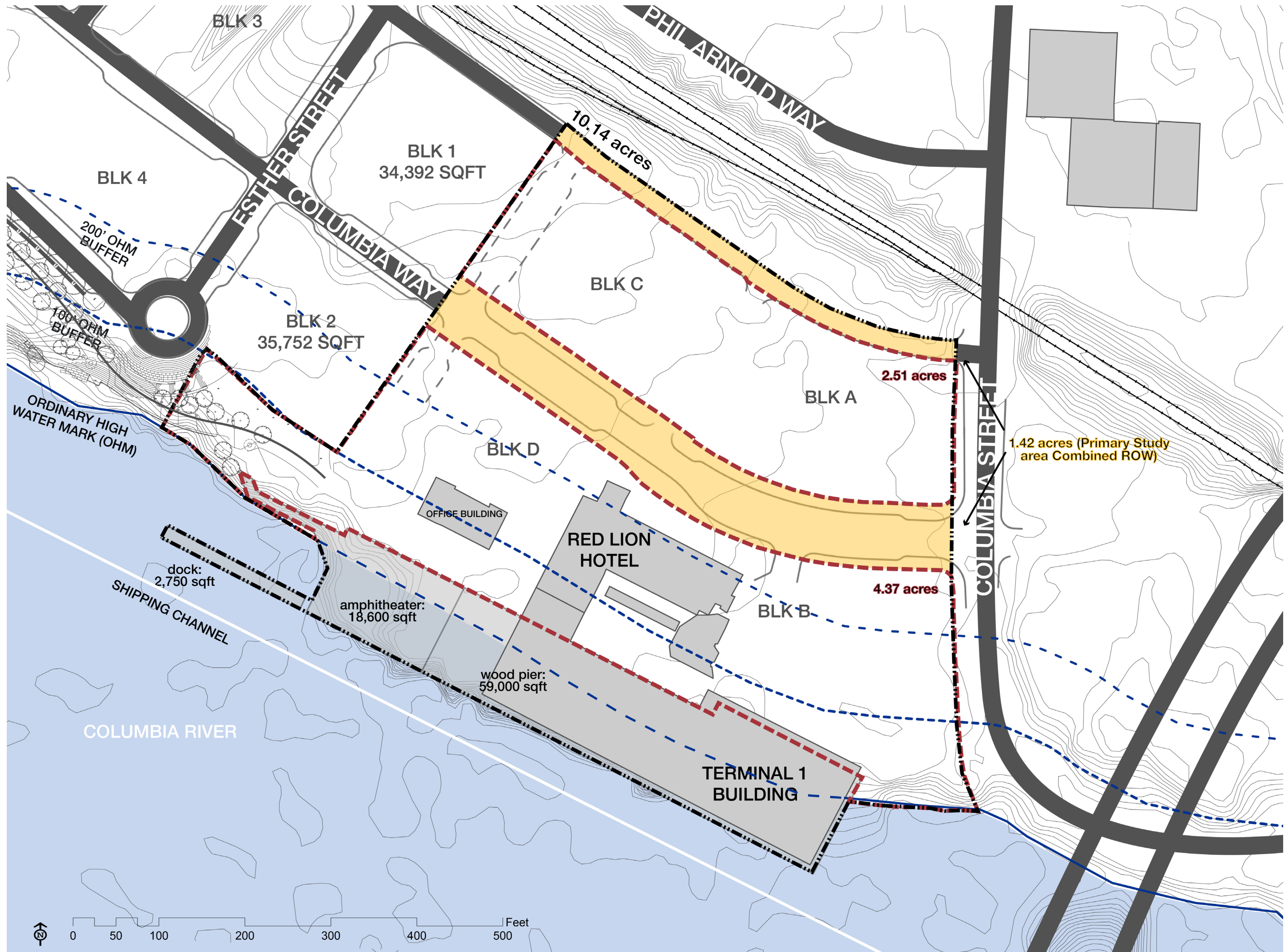
●
 Review Draft Master Plan

Stakeholder Interviews

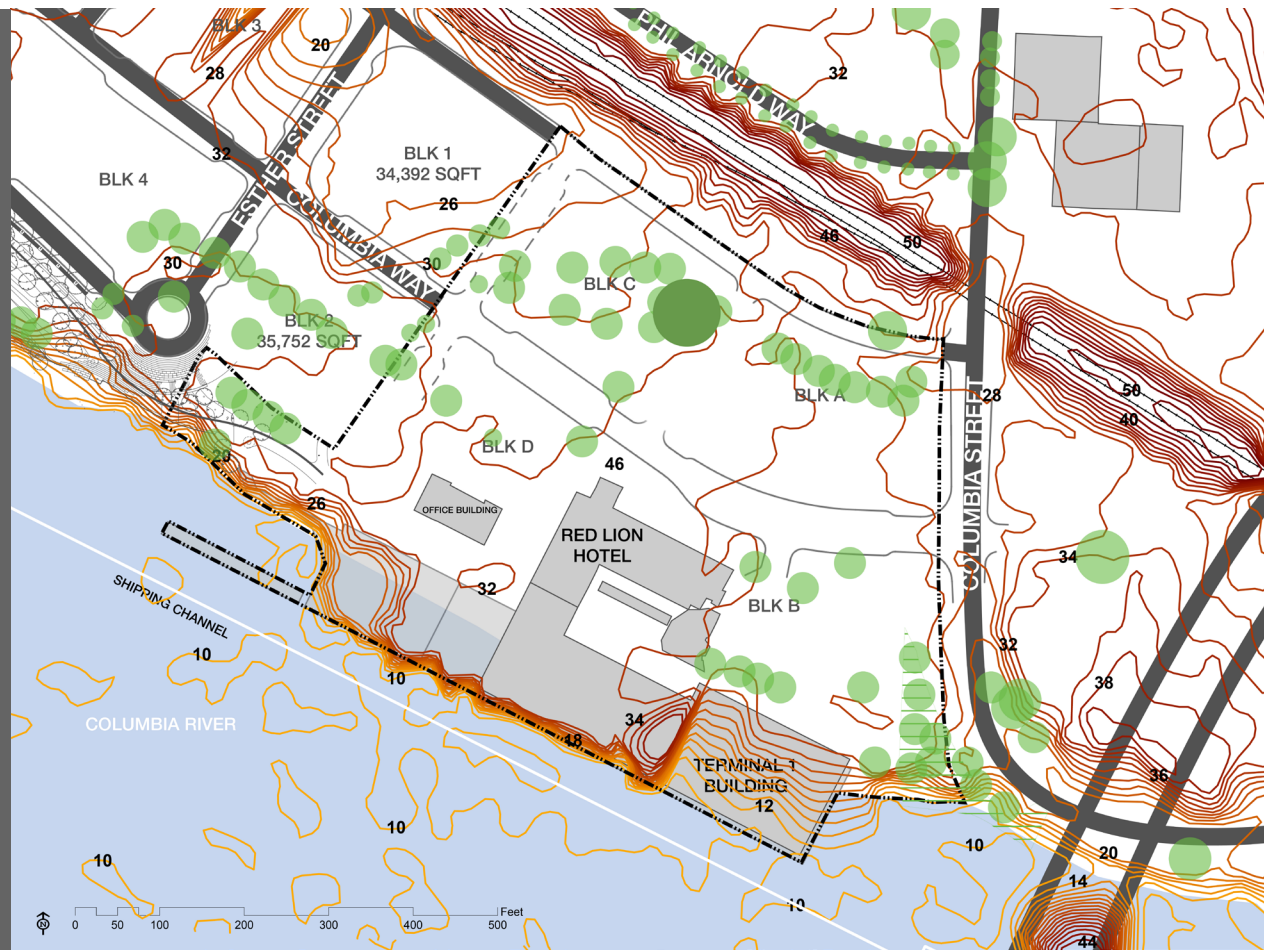
Stakeholder Engagement
 Community Online Survey

○ Community Open House

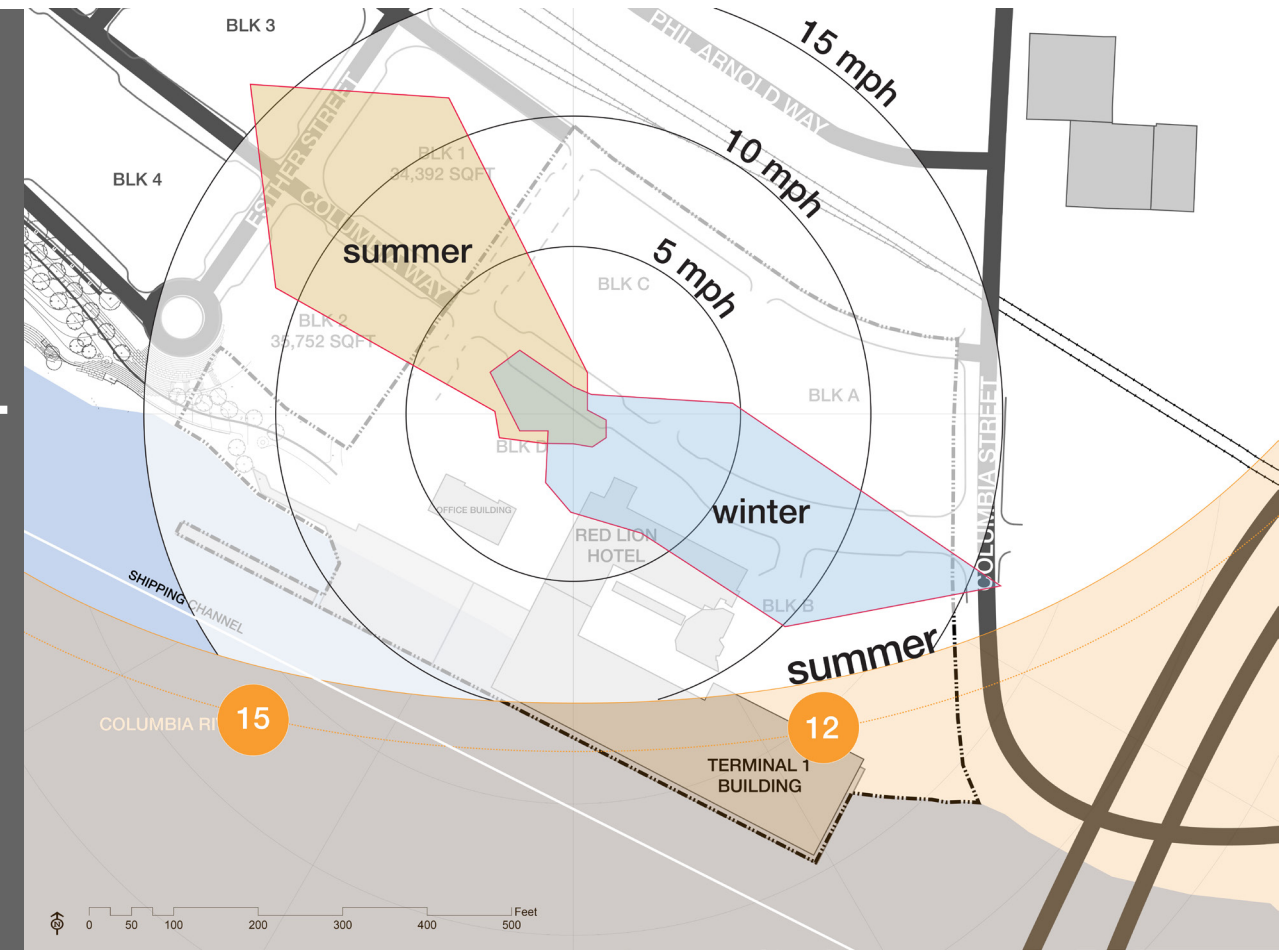
● Port Commission Board Meetings



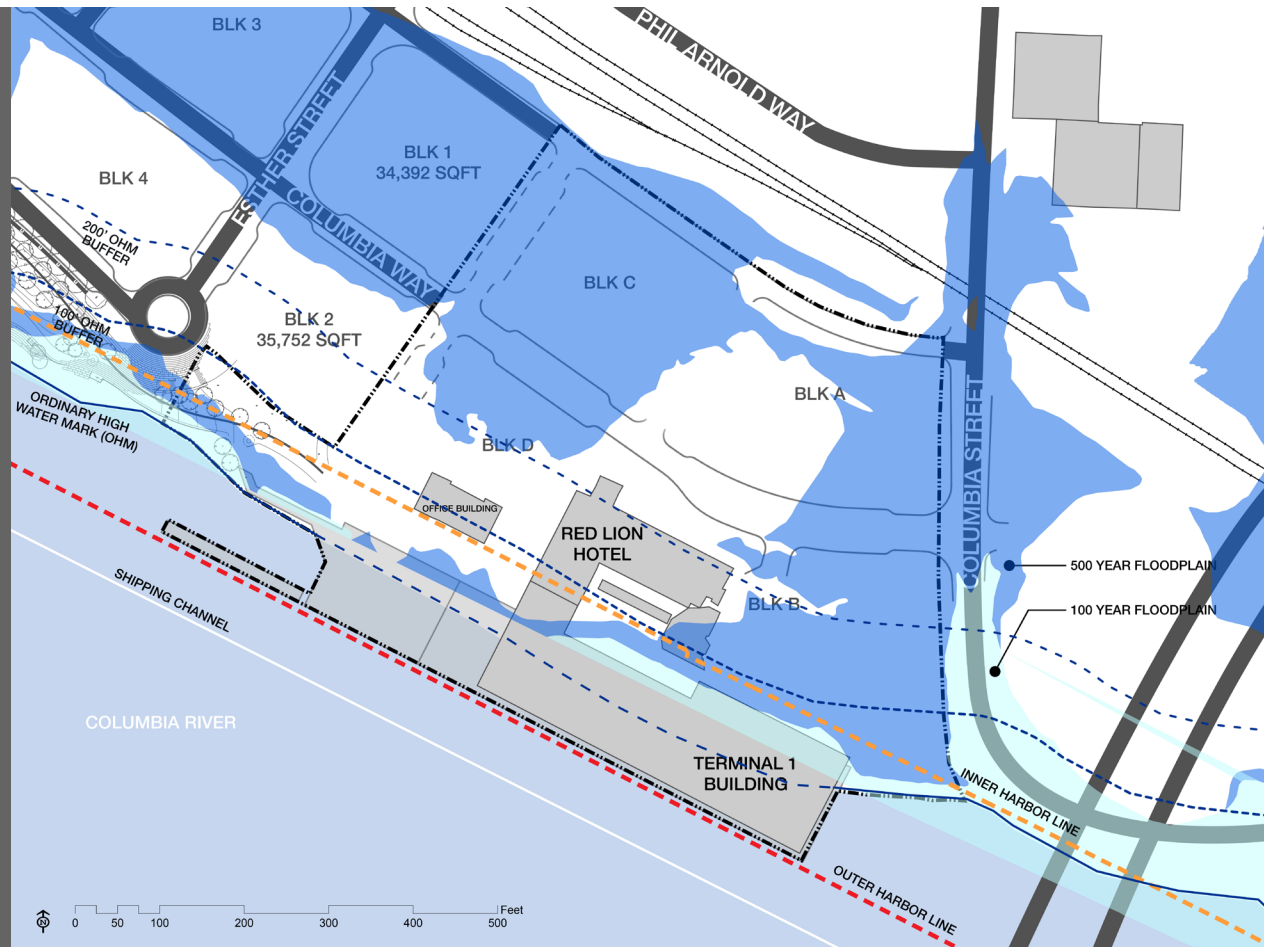
topography & vegetation



solar & wind patterns



hydrology



views



Commissioner & Stakeholder Input / Design Precepts

Enhance waterfront access, encourage innovation, create a healthy environment, build a community experience

ENVIRONMENT Embrace and enhance the natural and urban setting	CULTURE Create a place that reflects the Port's mission & brand and what is uniquely Vancouver	CHARACTER Be authentic	ECONOMIC DEVELOPMENT Retain and grow the Port's role as an economic driver
WATERFRONT - CITY CENTER INTEGRATION Reconnect the waterfront to the city center through high quality urban design strategies	CELEBRATE THE PORT'S HISTORY Investigate and evoke the Port's history; rehabilitate and re-purpose Terminal 1 Bldg.	MIXED-USE Promote a range of year round uses from retail, office, hospitality, employment, educational and entertainment	URBAN FOCUS Create a new signature urban waterfront community that reflects the Port's values
PUBLIC ACCESS Design should bring people to the water's edge, be welcoming and serve as a positive addition to the city center	REFLECT/ CELEBRATE CULTURAL INFLUENCES Tell the whole story of past and present cultures (Native inhabitants, settlement and other periods)	ACTIVE STREETS AND PUBLIC REALM Promote a 'messy vitality', serve all active modes of travel; design with intent and include some surprises	RIVER AS ECONOMIC DRIVER Promote community building and tourism by including uses that add value and build the waterfront as amenity (e.g. visitor center, marina)
SMART SUSTAINABILITY Seek innovative, cost-effective sustainable solutions; consider both built forms and infrastructure systems design	PORT AS CIVIC STIMULUS Envision the Port's role as a community member with shared amenities and community space	FRESH AIR, ACTIVE LIVING Provide indoor and outdoor spaces, natural ventilation & optimize views & daylighting	FLEXIBILITY / ADAPTABILITY Design and plan buildings that will flex with varying demands & changes in technology and market forces
EXTEND WATERFRONT PARK Extend the park as a catalyst investment to the waterfront development; connect to the Columbia River Renaissance Trail and upland areas	BUILD COMMUNITY Extend the Vancouver community to the waterfront neighborhood through high quality design, uses and seamless access	ENCOURAGE GROUND LEVEL RETAIL Activate the street level w/retail; separate retail & secure work environments	FUNCTIONAL SPACES Focus on new Port corporate use & needs; strive for efficient space utilization; Allow for future adaptations to the waterfront and building systems over time
PROGRAMMED OPEN SPACE Create meaningful & usable waterfront open space; provide shared public & employee outdoor gathering spaces	INNOVATION / DIVERSITY Cultivate a place that embraces diversity and character; embrace and attract the next generation of Vancouver residents and employees	CREATE A VIBRANT MARKET PLACE AND ACTIVITY CORE Include local and regional influences, traditional and cutting edge entertainment experiences	PUBLIC / PRIVATE PARTNERSHIP OPPORTUNITIES Encourage multiple partners and event types; off-set operating and maintenance costs
SHORELINE HABITAT PROTECTION Protect sensitive bio-habitat areas along/ in the river; improve water quality and shoreline areas; Seek bird-friendly and other ecological designs	ENTREPRENEURSHIP Encourage initiative & fresh thinking; create opportunities for serendipitous encounters	BUILDING FORM Develop simple building forms and solutions Use regionally appropriate and durable building materials	COLLABORATION / SHARED SUCCESS Partner with the City, Columbia Waterfront LLC and other agencies for the greater public benefit; seek solutions that "raise the bar"
MITIGATE IMPACTS Consider acoustical impacts of the Columbia River Bridge (existing and future) and rail lines and seek bird-friendly and other ecological destinations	WATER AND RAIL TRANSPORT Recognize that many people enjoy watching water vessels and trains; support viewing opportunities of trade and goods movement along the river	GATEWAY TO THE STATE Orient visitors to Vancouver and the waterfront	TALENT ATTRACTION Create spaces and attractions that entice new talent to locate to SW Washington
VIEWSHEDS Optimize viewsheds from the City Center to the river, the waterfront development site and within the planned development	RIVER AS LIFELINE Find Vancouver's place in the story of the Columbia River (culturally, economically, environmentally); consider water access options intended to activate the waterfront development site	REGIONAL ATTRACTION Create an experience that attracts visitors from all over the Pacific NW and beyond	SHARED FLEXIBLE PARKING Create a parking management plan; transition to emphasis public transit options

Preliminary Evaluation Criteria

Enhance waterfront access, encourage innovation, create a healthy environment, build a community experience

Guiding Principles

Comparative Evaluation Criteria

PUBLIC ACCESS TO THE COLUMBIA RIVER WATERFRONT

The Waterfront Development is intended to attract people to the waterfront and ensure connections between the city center, waterfront and Columbia River Waterfront Park

VISUAL & PHYSICAL CONNECTIONS TO THE WATERFRONT

Does the concept maximize views to and through the site from the Downtown City Center (Columbia & Esther Streets)? I-5 Bridge? Along the Columbia River? Does the concept promote movement through the site in a legible and safe manner?

FINANCIAL RESPONSIBILITY

The Waterfront Development shall integrate existing public infrastructure investments (pier structure, small boat dock, utilities, and Columbia Way) with minimal additional cost

MIX OF USES

Does the concept adequately combine the Phase I program requirements in a way that activates the waterfront - for visitors, employment, shopping and cultural and educational uses? Does the concept promote an active, 24/7 use?

SUSTAINABLE DEVELOPMENT PRACTICES

The Waterfront Development shall reflect the Port's policies and standards by promoting sustainable development best practices and long-term economic development sustainability objectives?

HISTORIC/ CULTURAL CONTEXT

Does the concept integrate an adaptive reuse/ re-purposing of the Terminal 1 Building? Does it provide opportunities for a possible Visitor Center and interpretive uses, cultural and educational amenities and uses?

PORT AS AN ECONOMIC DEVELOPMENT ENGINE FOR SOUTHWEST WASHINGTON

The Waterfront Development shall integrate the history and culture of the Port as an important regional and national job producer; and embrace the physical presence of the Port through design and adaptive reuse and re-purposing of the Terminal 1 Building as an active public use.

COMPLEMENTARY

Does the concept complement the proposed uses at the Columbia Waterfront development, as well as the existing uses and activities in downtown?

SUPPORT THE COMMUNITY THROUGH ECONOMIC GROWTH AND JOB CREATION

The Waterfront Development shall support the broader City and regional efforts to create job growth and economic vitality.

PHASED IMPLEMENTATION

Does the concept allows for Phase I implementation while not precluding future phases (or jeopardizing initial phase tenants living through future construction)?

INFRASTRUCTURE COST

Does the concept create unwarranted additional infrastructure costs that may negatively impact a return on investment (e.g. are upfront infrastructure costs unreasonable)? Will initial costs impact the Port's ability to achieve long-term financial success with the development?

FLEXIBILITY AND ADAPTABILITY

Does the concept allow for flexibility and adaptability over time by combining both large and small buildable parcels? Does it encourage a range of diverse/ complementary uses intended to create jobs and activate the waterfront?

UNIQUELY VANCOUVER

Does the concept represent the possibility of creating a unique and special place that defines the Port of Vancouver and the City of Vancouver as a regional destination?

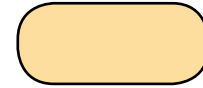


PRELIMINARY DEVELOPMENT PROGRAM



Terminal One Building

Regeneration / Adaptive Reuse
 Mixed-use retail “marketplace”, combined with business incubator center, interpretive uses, and small specialized craft production uses (brewery, distillery, other regional vernacular crafts).
 30,000 sq. ft. core frame structure w/ potential expansion of 10,000 to 20,000 square feet of retail.



Mixed Use Corporate Office / Multi-tenant Office Building

New construction, ground floor retail/ services, mixed office uses
 60,000 - 90,000 sq. ft.



Hotel / Hospitality Building

New construction, ground level lobby, meeting room, restaurant and/or small retail
 125-150 room hotel



Open Space

Natural and/or planted landscape areas



Plaza/ Pier / Promenade

Paving/hardscape areas with landscape plantings



Primary Street



Secondary Corridor



Shared, Multi-use Pathway



“Big Idea”



Future Phases - TBD

Precedents / Potential Program Elements

Enhance waterfront access, encourage innovation, create a healthy environment, build a community experience

BUILDING TYPE/ USE

LOW DENSITY

HIGH DENSITY

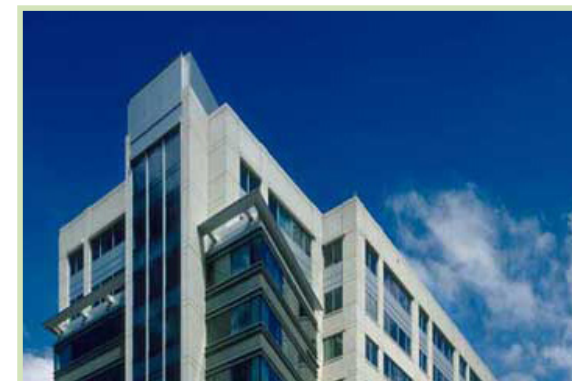
Mixed-Use Building

Any combination of commercial office, ground-level retail, residential (apartment, workforce housing, live-work) multi-purpose community gathering and entertainment, cultural interpretive and educational uses.



Commercial Office

Stand alone or mixed-use office building that may support a range of commercial office user needs, including commercial corporate office, biotech, innovation start-ups, research, technology-based and maritime uses.



Precedents / Potential Program Elements

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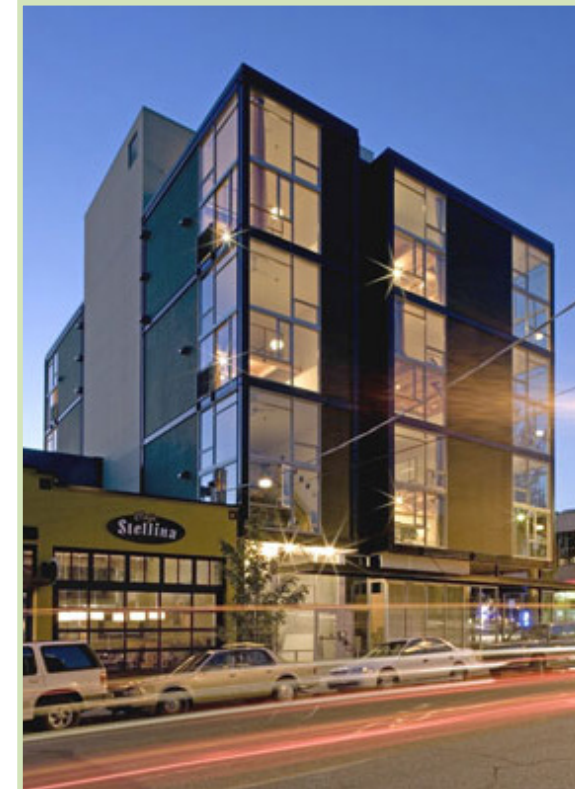
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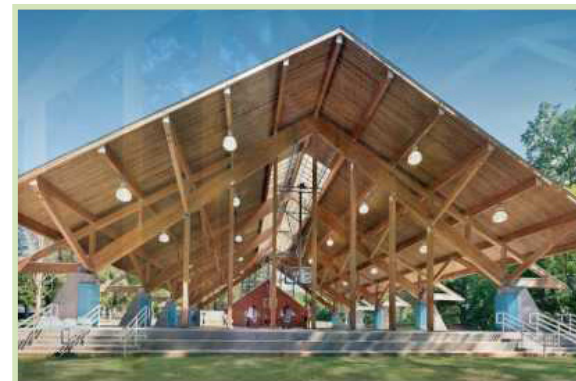
Mixed-Use Residential

A combination of market rate and/or workforce residential apartments, flexible live-work w/ ground-level office workspace studio and limited commercial services and uses (e.g. design services, architecture studios, graphic arts and small-scale artist production space).



Multi-Purpose Center

Stand alone or mixed-use multi-purpose market and exhibit halls, community meeting space, artisan and craft production and retail, performance, interpretive and museum uses, flexible open floor plan, open air or closed environment.



Precedents / Potential Program Elements

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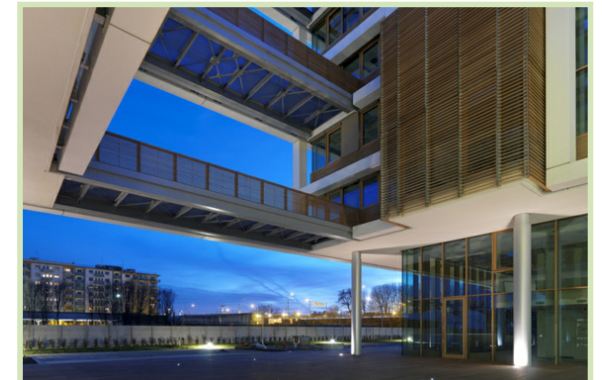
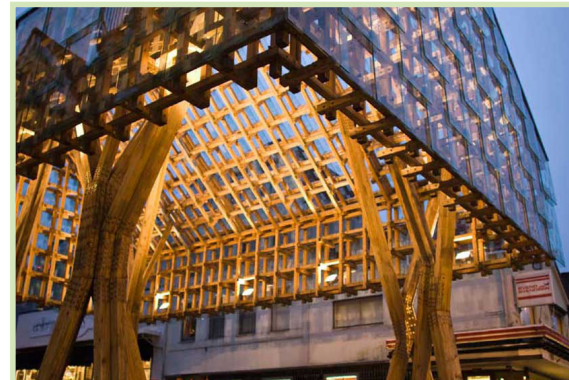
BUILDING TYPE/ USE

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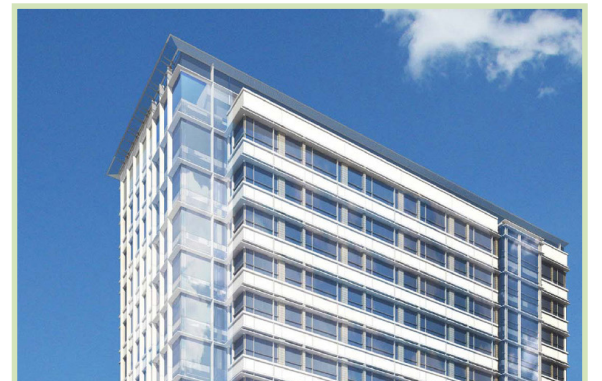
Specialty/ Cultural Building

Stand alone or mixed-use special use building that may include cultural and interpretive museum and/or performance space. Specialty use buildings are intended as iconic and unique built forms representative of the unique waterfront development.



Hospitality

Stand alone or mixed-use hotel accommodations w/small meeting room space, mixed with restaurant and/or retail, multi-purpose community and entertainment spaces linking to the outdoor private and public realm programmed spaces.



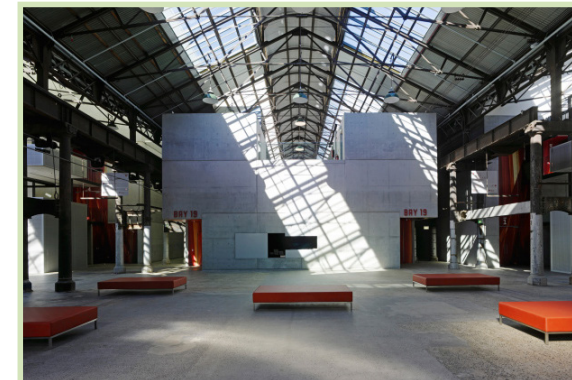
Precedents / Potential Program Elements

Enhance waterfront access, encourage innovation, create a healthy environment, build a community experience

BUILDING TYPE/ USE

Adaptive Reuse

Renovation of a historic industrial structure for 21st century uses, including but not limited to marketplace, incubator office, etc.



“Pop-up Retail”

Temporary use and/or development to spur pedestrian activity and new uses. Could be replaced with long-term new construction at later date.



Precedents / Potential Program Elements

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BUILDING TYPE/ USE

LOW DENSITY

HIGH DENSITY

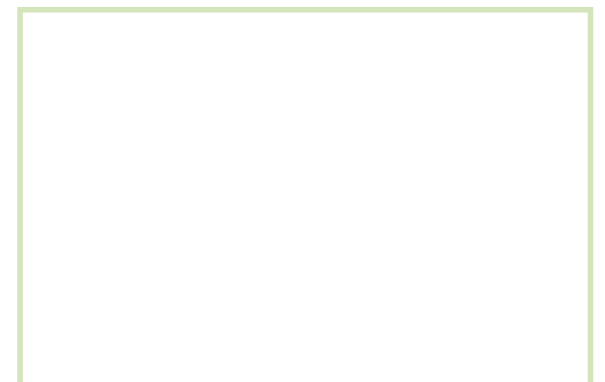
“Tech Campus”

Single and/or multi-tenant office campus integrated into city grid with public open space and active ground floor uses



Urban “Big Box”

Single use or mixed-use that may accommodate retail or grocery store uses and/or other neighborhood supportive and community waterfront services.



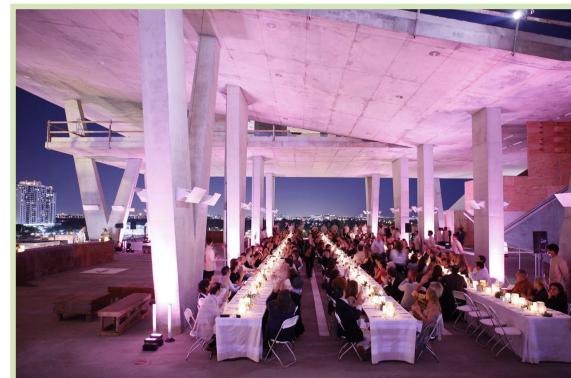
Precedents / Potential Program Elements

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BUILDING TYPE/ USE

Parking Structure

Stand alone single-use parking structure (above grade) or mixed-use wrapped parking structure that may accommodate commercial office, retail and/or residential supportive uses.



Belvederes/ Gateways

Belvedere: Vertical structures to mark the Port site and welcome visitors to the Columbia River waterfront, possibly providing higher views of downtown and/or river.

Gateway: signage, art, and/or wayfinding opportunities to encourage movement from downtown and Fort Vancouver area into Columbia River Renaissance neighborhood.



Precedents / Potential Program Elements

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OPEN SPACE TYPE/ USE

Waterfront

Multiple experiences including naturalized banks and edges, as well as urban piers and docks with views along the river.



Plazas and Promenades

Sizing and design of the plaza space should allow for a variety of activities, both active and passive. Elements such as seating and water features may provide attractors when events are not being held at the water's edge. Multimodal transportation should be accommodated so as not to impact the plaza activities.



Precedents / Potential Program Elements

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OPEN SPACE TYPE/ USE

Tunnels and Gateways

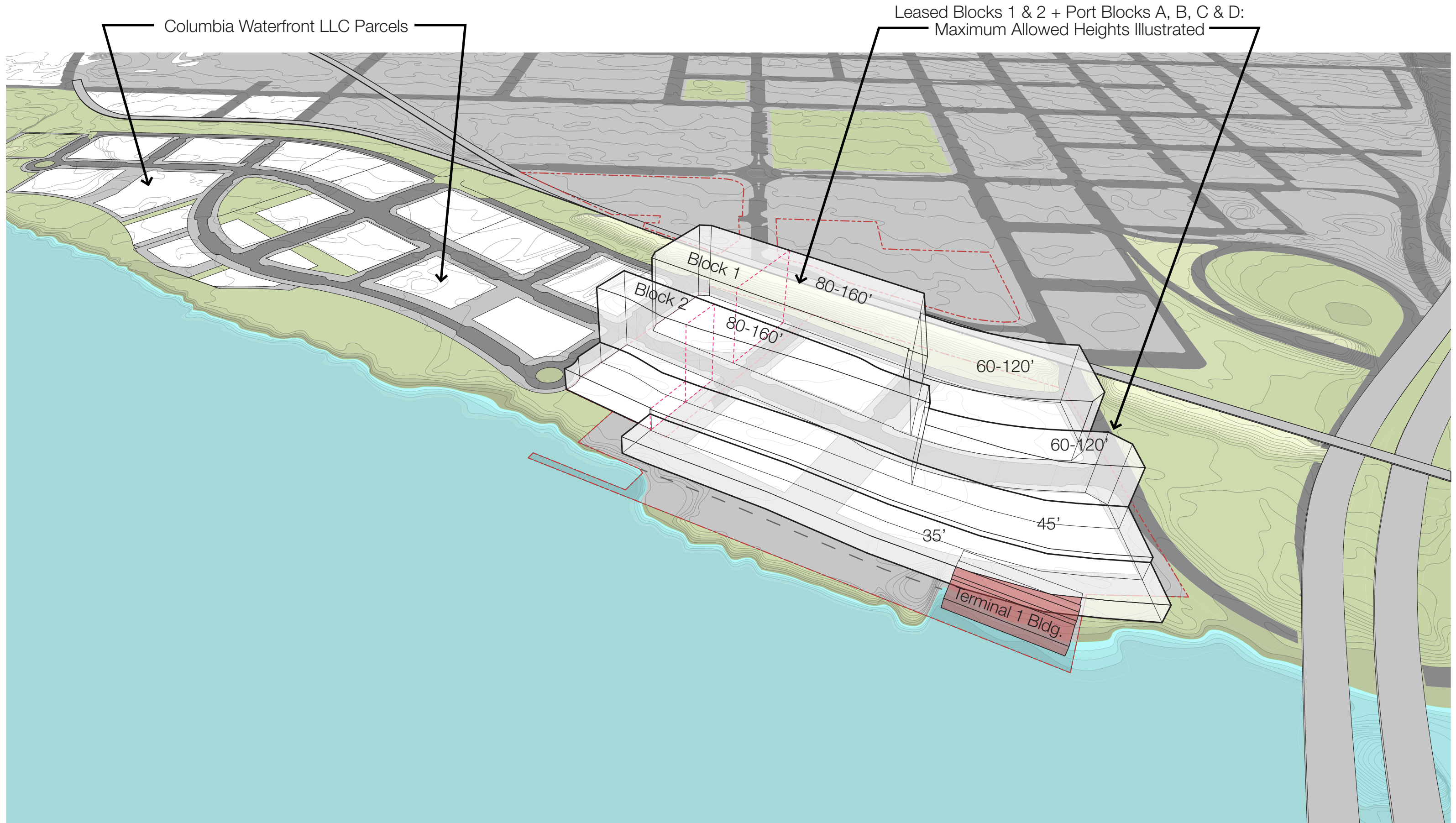
Pedestrian tunnels and gateways can become identifiers for the district, incorporating framed views with art and lighting.



Alleys and Urban Streets

Narrow alleys and urban streets should all be designed with the pedestrian experience in mind. Wide, tree-lined walks, shared streets, stormwater and active edges should be considered.



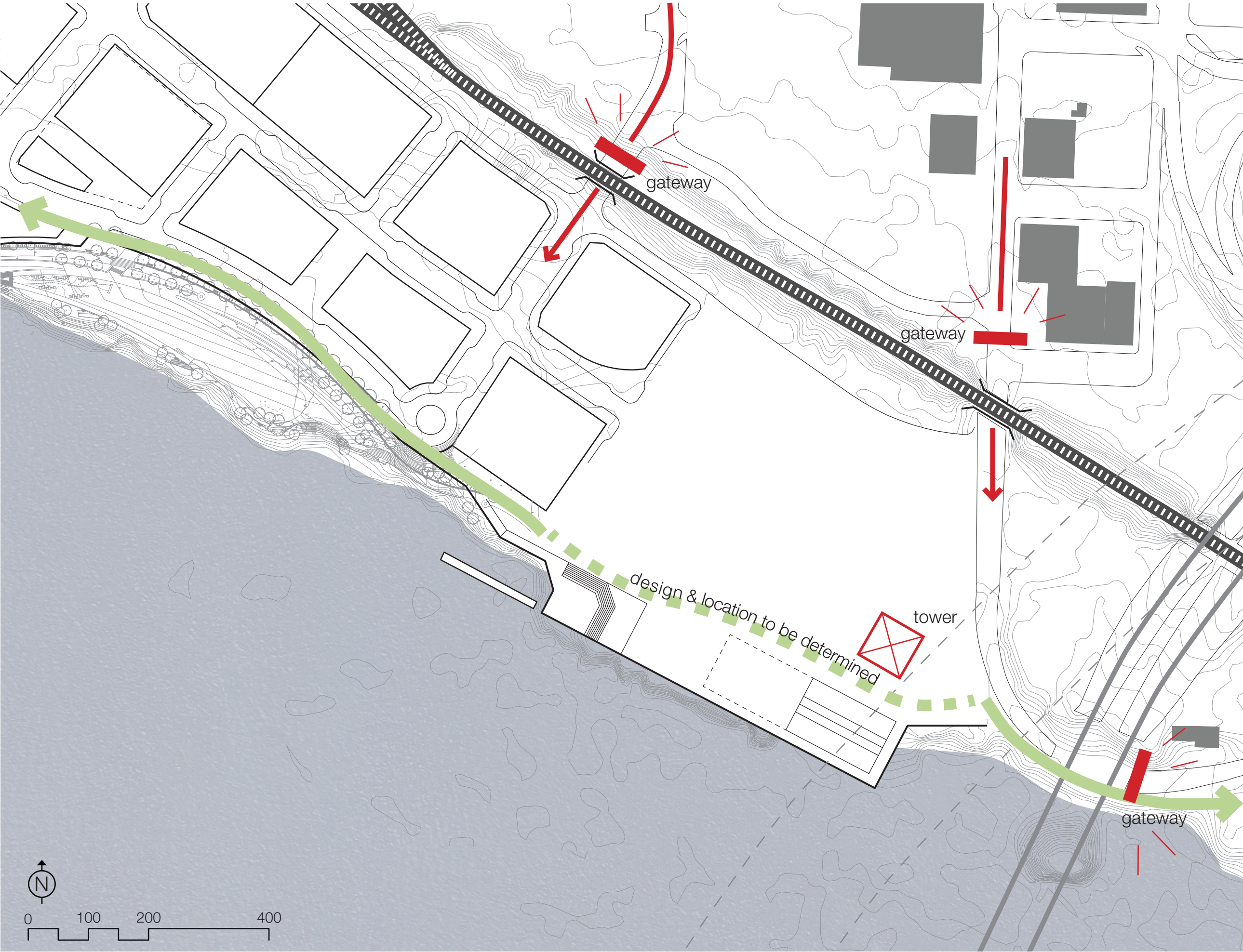


Gateways, Towers & Trail

All alternatives should include:

- Gateways to announce the waterfront area.
- Tower or “belvedere” structure to increase visibility of site and provide extensive views of the river.
- Columbia River Renaissance Trail connection from park to the west and existing trail to the east.

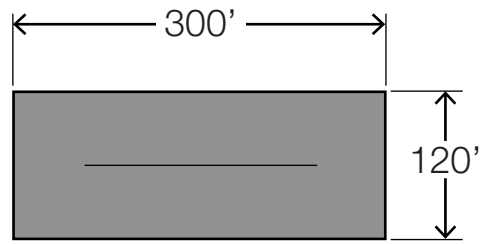
Designs and exact locations to be determined through design of each concept plan.



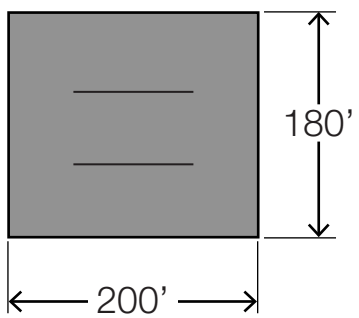
Parking

All alternatives should include:

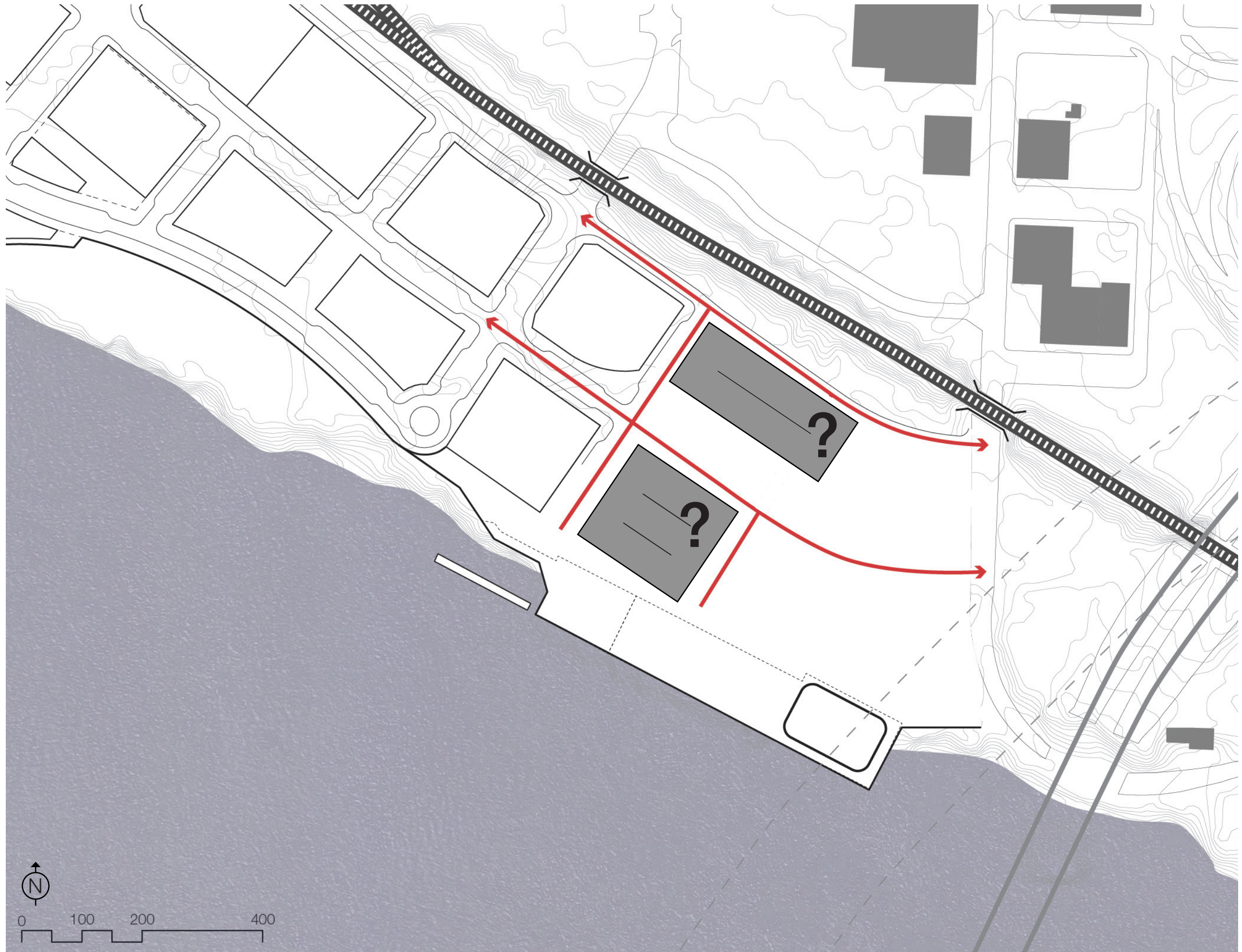
- Surface and/or structured parking to provide for Phase 1 buildings.
- Strategy to replace surface parking with structured parking.
- Structured parking example floorplans:



100-120 stalls/level of parking structure



Designs and exact locations to be determined through design of each concept plan.



Tell us: what do you think?

1. What do you “Like or Dislike” about each Concept 1, 2 and 3?
2. What uses would attract you to the Waterfront (restaurants, marketplace, cultural museum)?
3. Should modification (renovation, replacement or removal) of the amphitheater be considered?
4. Is modifying the existing shoreline edge of interest?
5. Should extending the Daniels Way pedestrian corridor from the City-Center / Esther Short Park be considered? (As a near-term or long-term project?)
6. How important is future transit, bicycle and pedestrian access to the waterfront (least to most important)?
7. Any other thoughts you wish to share?

Menu of Potential Plan / Program Elements

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Phase I Program Elements

“MENU LIST” of Potential Development Options

1. Mixed-Use Office/Retail
2. Terminal 1 Building Adaptive Re-use
Marketplace
3. Hospitality/Hotel
4. Shared Use Parking
 - a. Above Ground Structure
 - b. Underground Structure
 - c. Temporary Surface Lot

- Redesign Outdoor Amphitheater Space
- Maintain Existing Wood Pier Structure
- Modify Existing Street and Block Layout
- Provide Active, Safe Pedestrian-Oriented Streets
- Mix of Small-Scale “Pop up” Retail
- Flexible Use Multi-Purpose Center (e.g., Visitor Center)
- Lively Entertainment / Performing Arts
- Workforce Residential Apartments
- Live / Work Apartments
- Shared-Street Design
- Daniels Way Pedestrian Connection (Future Underpass at BNSF Railroad)
- Enhance / Protect Shoreline Habitat
- Expand Small Boat / Dock Moorage
- Outdoor Performance Space
- Street Level Retail, Restaurants, Shops
- Green Roof Gardens
- Waterfront Viewing / Water Access
- Fishing Pier

