

Waterfront
Development Master
Plan

DRAFT - FINAL CONCEPTUAL
MASTER PLAN

PROJECT TEAM

NBBJ
Heritage Research
Associates JLA
Kittelson Associates
Leland Consulting
Group Reid Middleton
Walker Macy





VISION

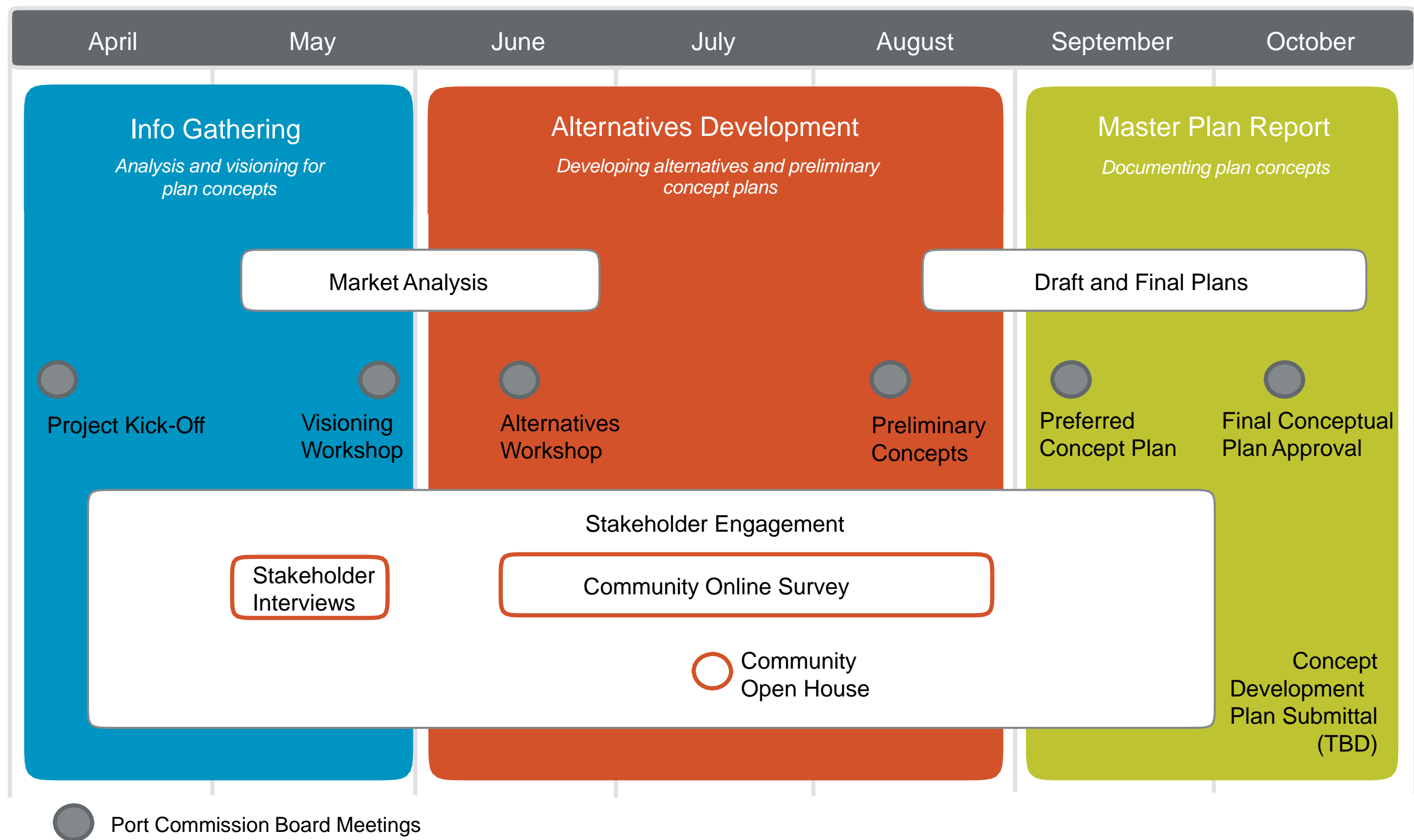
The Port of Vancouver's waterfront development will represent our community's aspirations, rich history and culture.

As a gateway to Washington State and a vibrant urban waterfront, the port's mix of commercial, residential and civic development will welcome the public to the banks of the Columbia.

It will contribute to the region's economic prosperity and promote a healthful, sustainable space where the community feels a sense of pride and ownership.



MASTER PLAN STUDY PROCESS



MASTER PLAN STUDY PROCESS

Analysis . . .



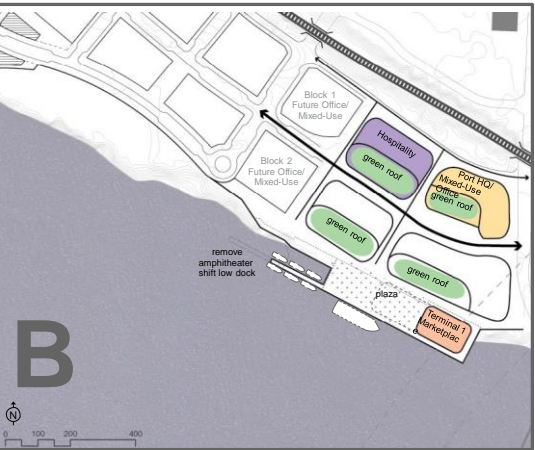
April 2015

Program . . .

PRELIMINARY DEVELOPMENT PROGRAM		
PHASE I		
Proposed Use		Estimated Area
Terminal 1 Building 'Marketplace' <i>Adaptive Reuse mixed-use retail, business incubator, specialized craft production uses (brewery, distillery, other regional crafts).</i>		16,000 - 32,000 sq. ft.
Retail		10,000 - 20,000 sq. ft.
Mixed Use / Multi-tenant Office <i>Ground floor retail/ mixed office uses</i>		60,000 - 90,000 sq. ft.
Hotel/ Hospitality <i>Ground level lobby, meeting room, restaurant and retail</i>		125-150 keys
Residential		100-150 units (Phase I est.)
Open Space <i>Natural and/or planted landscape areas</i>		TBD
Plaza/ Pier / Promenade <i>Paving/hardscape areas w/plant materials</i>		TBD
Multi-use Shared Pathway		Min. 20-25 ft. wide
Future Phases (office, retail, restaurant, residential)		TBD

May 2015

10 Alternatives . . .



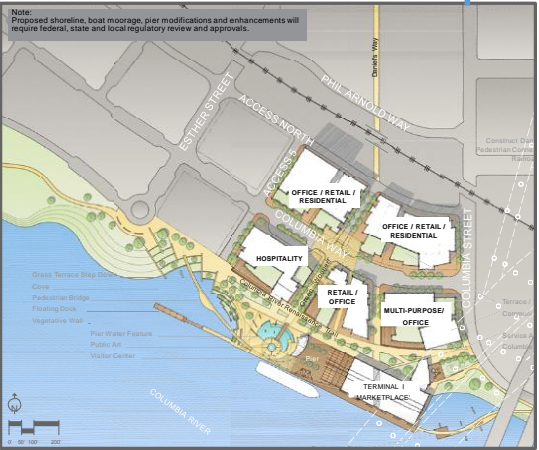
June 2015

4 Concepts . . .



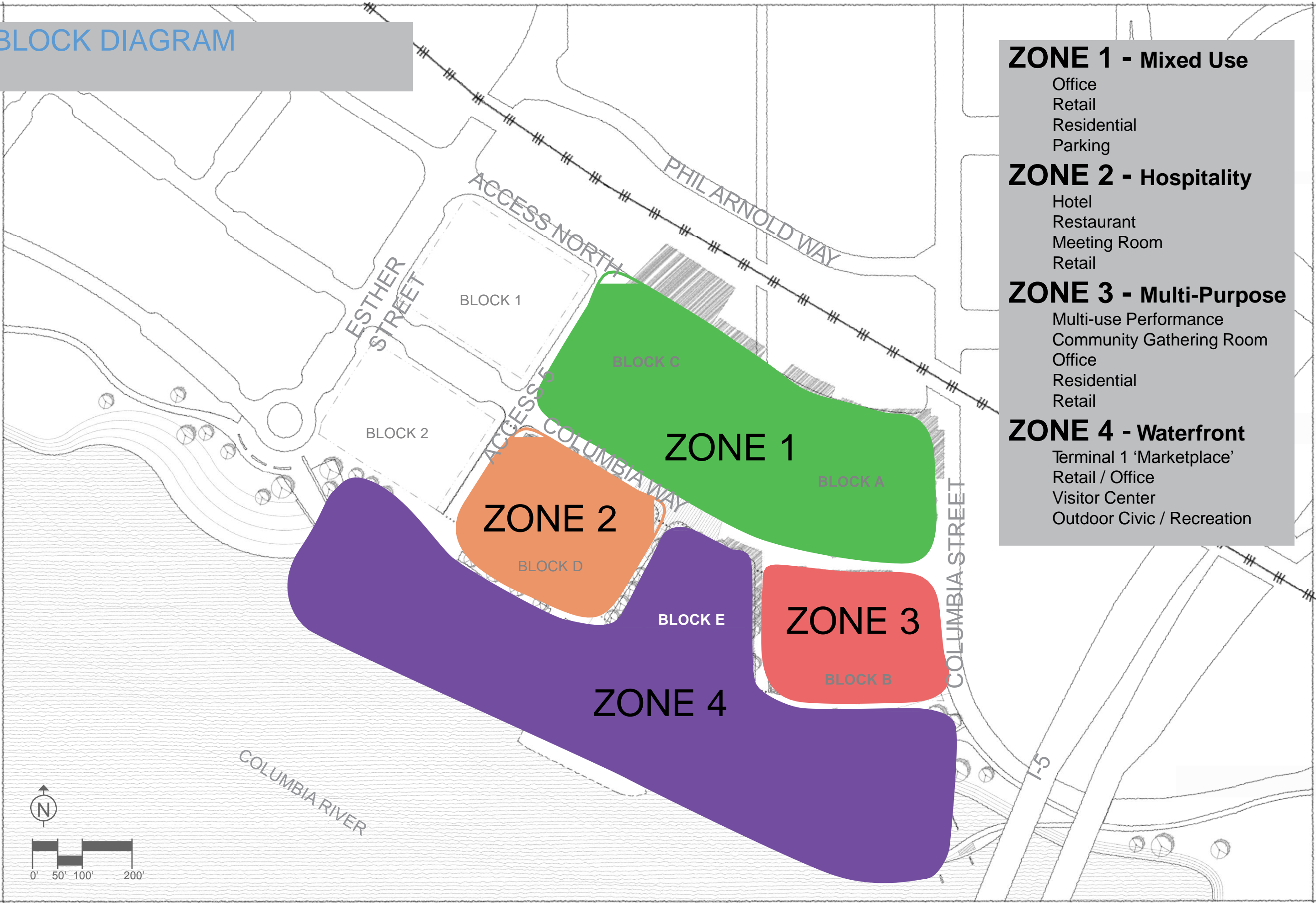
August 11, 2015

Preferred Concept



September 8, 2015

ZONE / BLOCK DIAGRAM



CONCEPTUAL SITE PLAN

Note:
Proposed shoreline, floating dock, pier modifications and enhancements will require federal, state and local regulatory review and approvals.

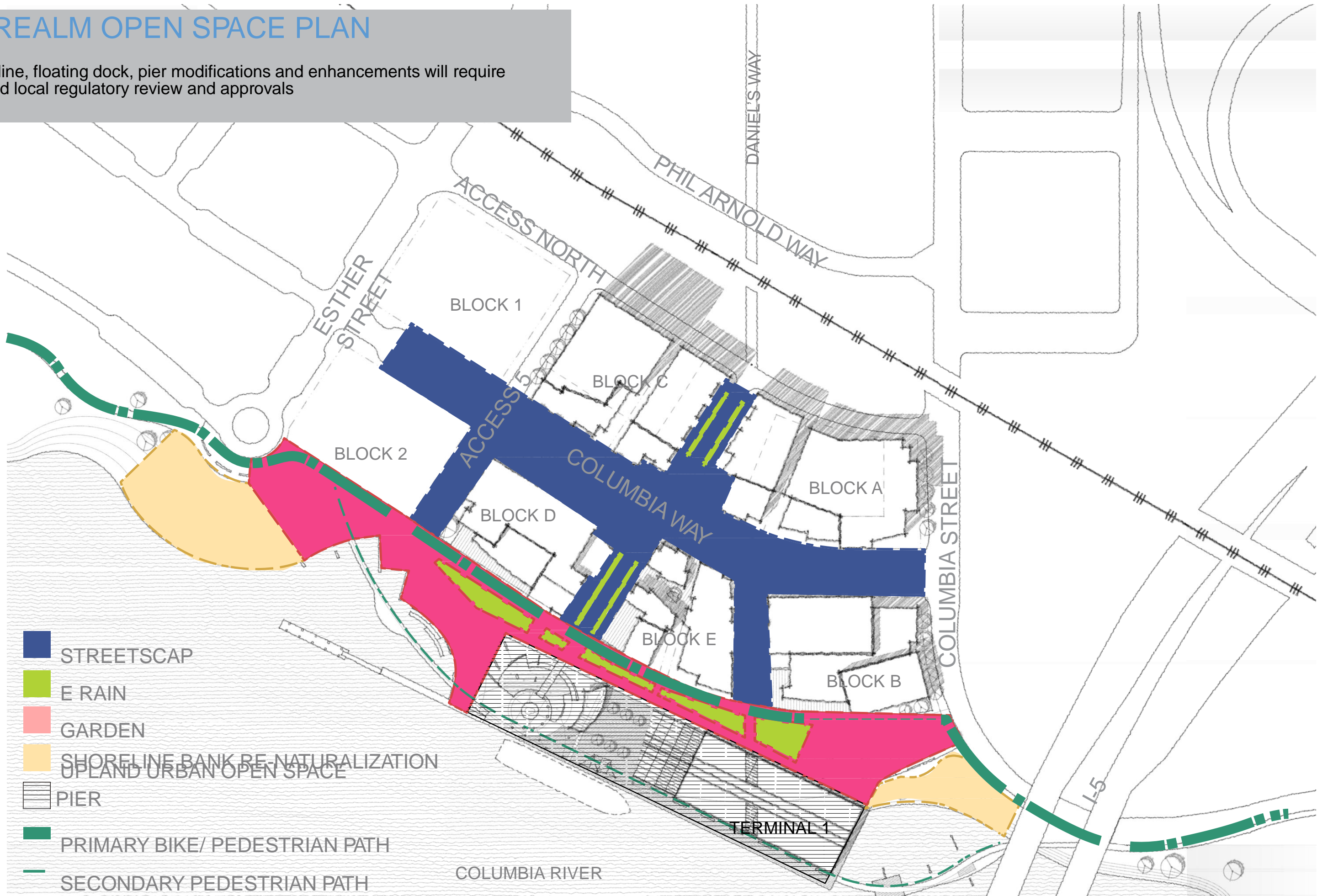
PROPOSED DEVELOPMENT AREA

DEVELOPABLE AREA:	219,839	4.05
Total Block Area:	185,839	4.26
Terminal 1 Building:	32,000	0.73
Visitor Center:	2,000	0.05
PROPOSED DEVELOPMENT:		
Phase 1:	316,100	
Future Phases:	278,900	
Total Proposed:	595,000	
PARKING REQUIRED:		
Phase 1:	381 stalls	
Future Phases:	279 stalls	
Total Stalls Required:	660 stalls	
Total Stalls Provided:	588 stalls	-72



PUBLIC REALM OPEN SPACE PLAN

Note:
Proposed shoreline, floating dock, pier modifications and enhancements will require federal, state and local regulatory review and approvals



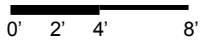
DANIEL'S WAY / BLOCK B & E 'ALLEY' SECTIONS



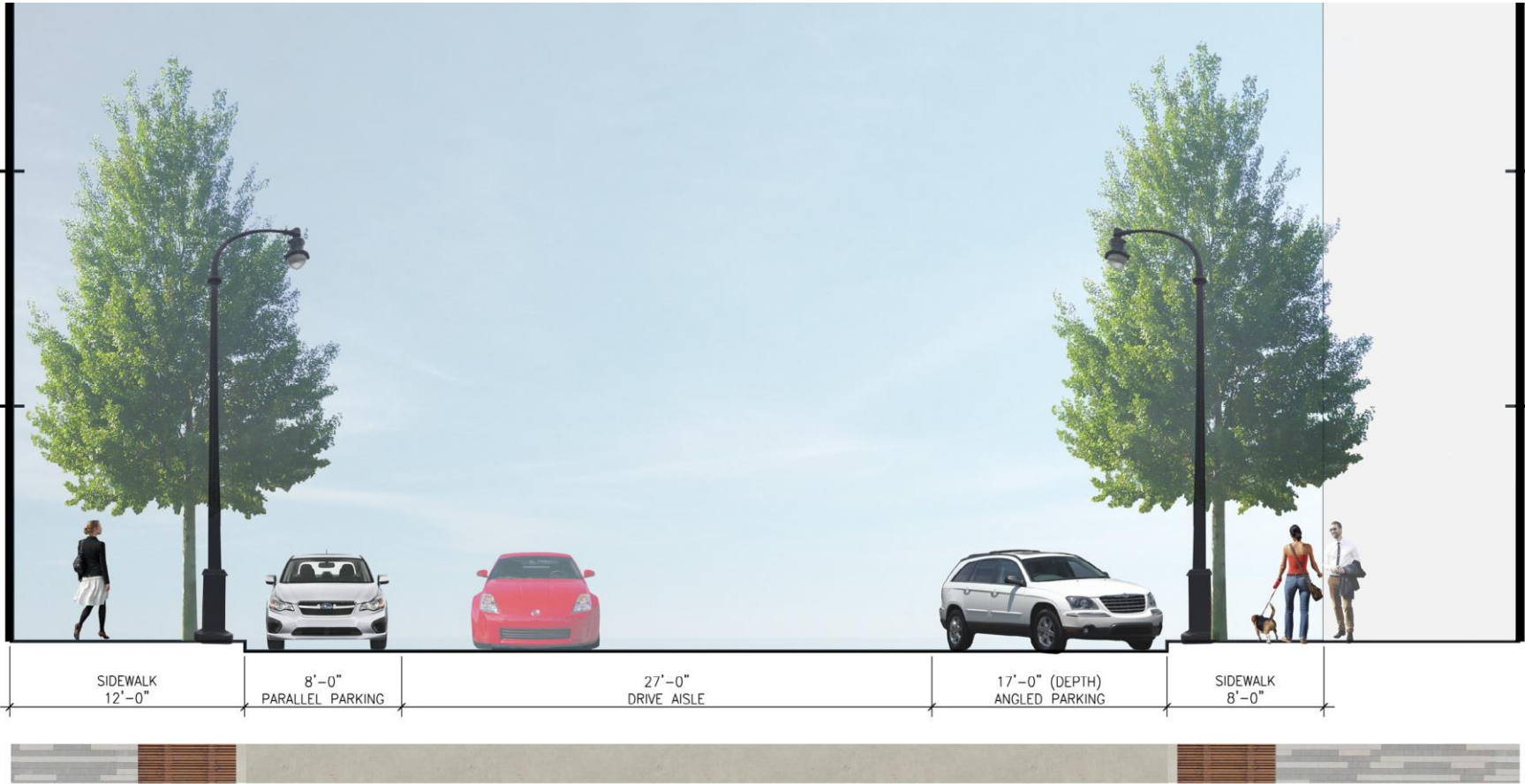
SECTION A-A': CURBLESS STREET



SECTION B-B': CURBLESS PEDESTRIAN STREET



COLUMBIA WAY & RENAISSANCE TRAIL SECTIONS



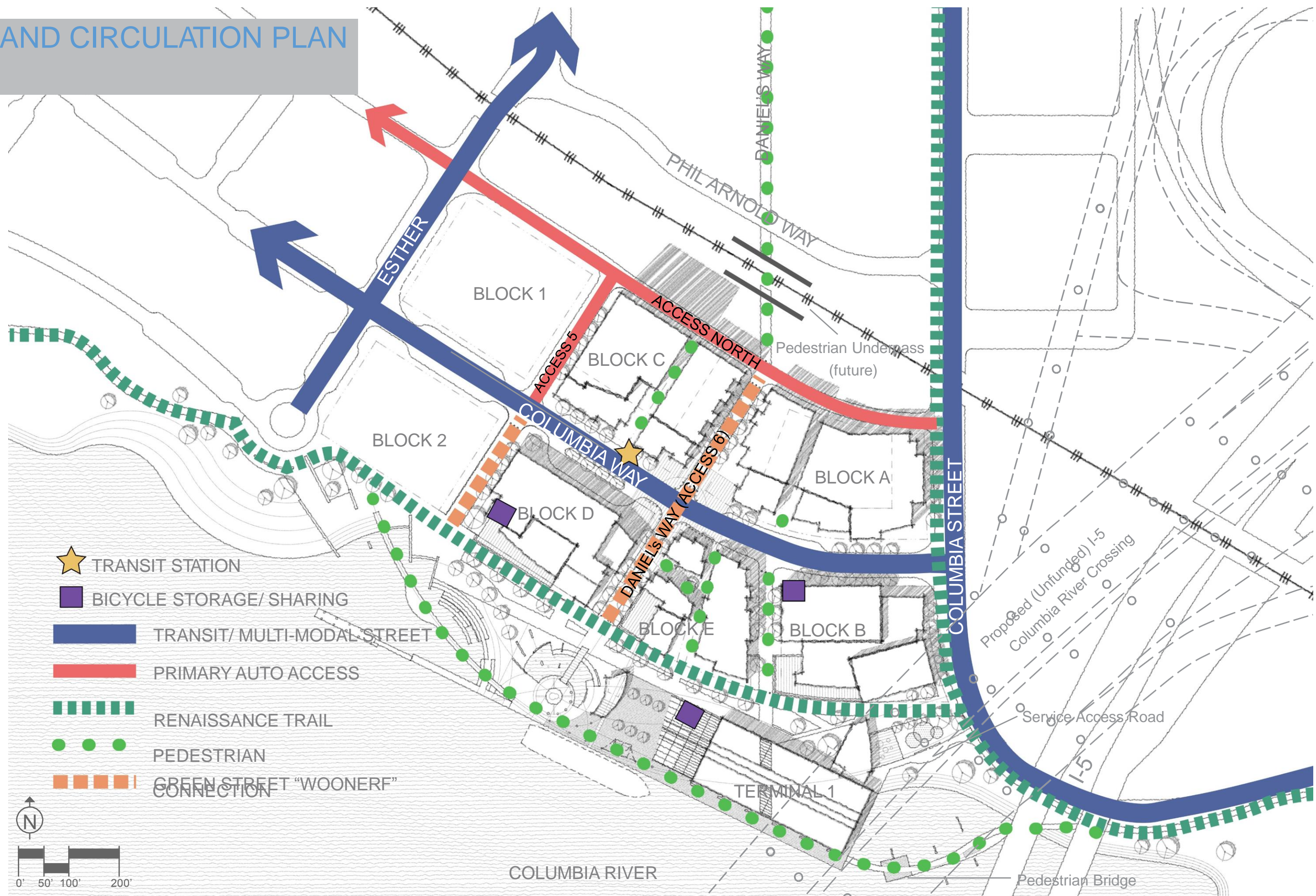
SECTION C-C': COLUMBIA WAY



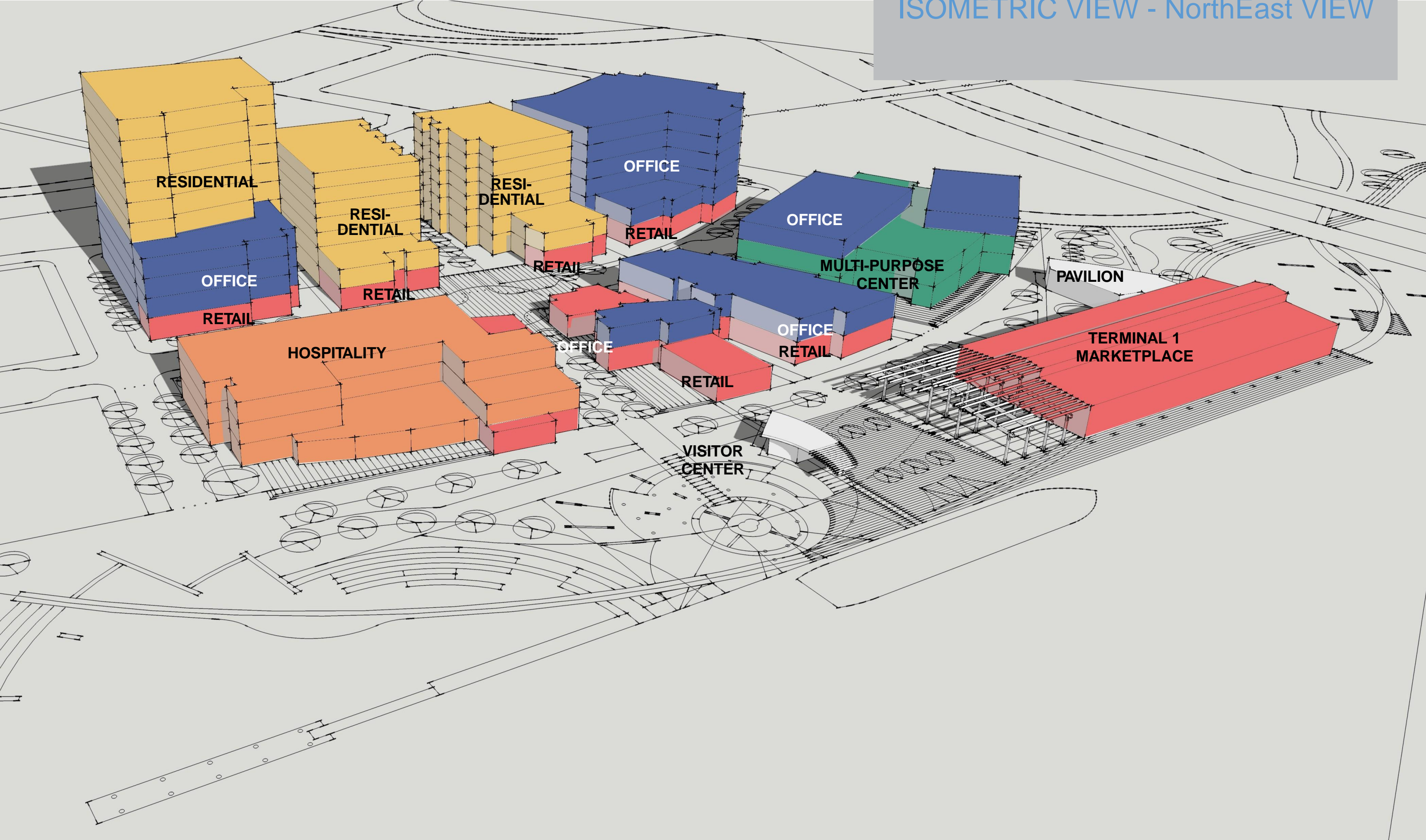
SECTION D-D': BIOSWALE



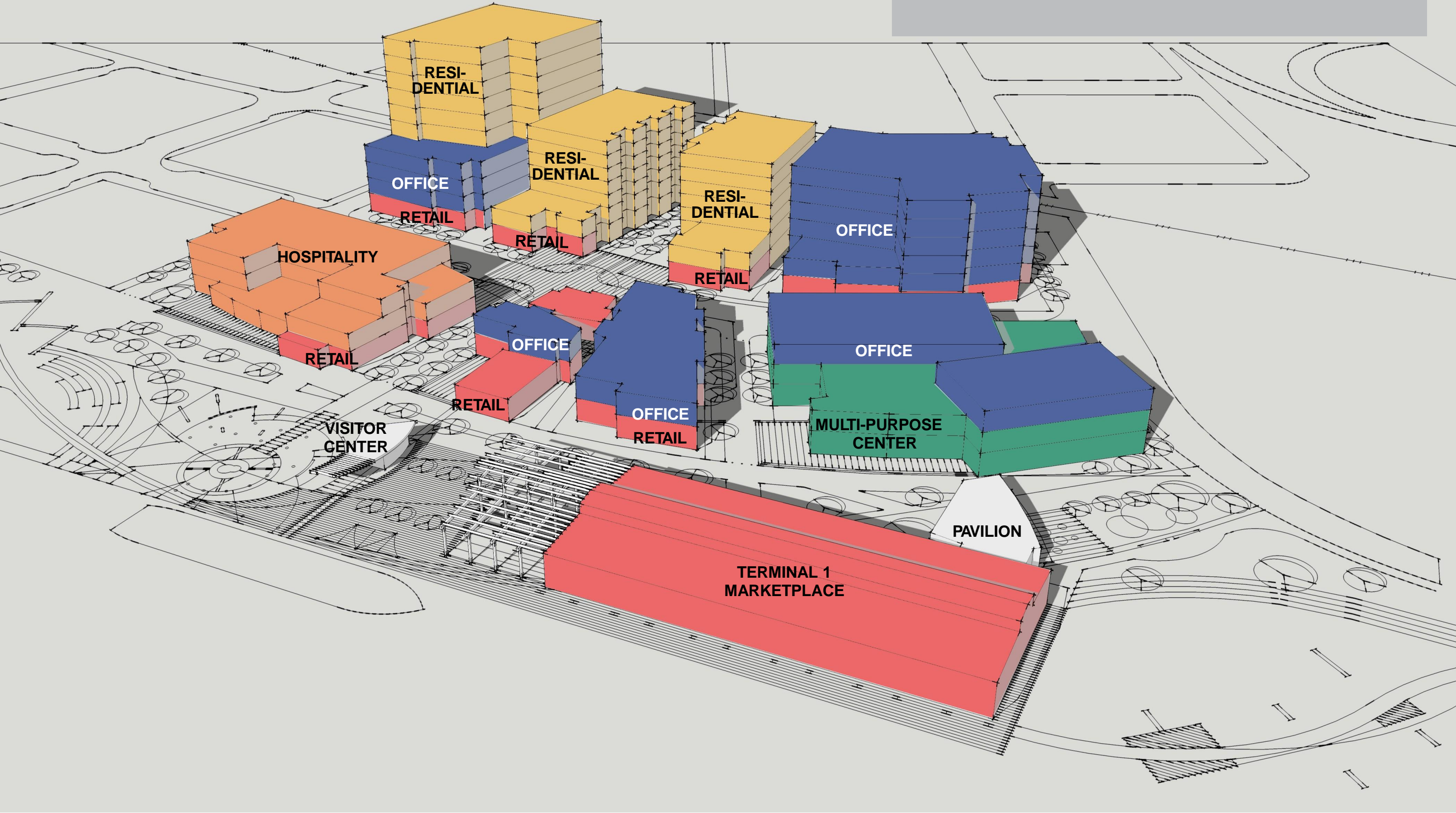
ACCESS AND CIRCULATION PLAN



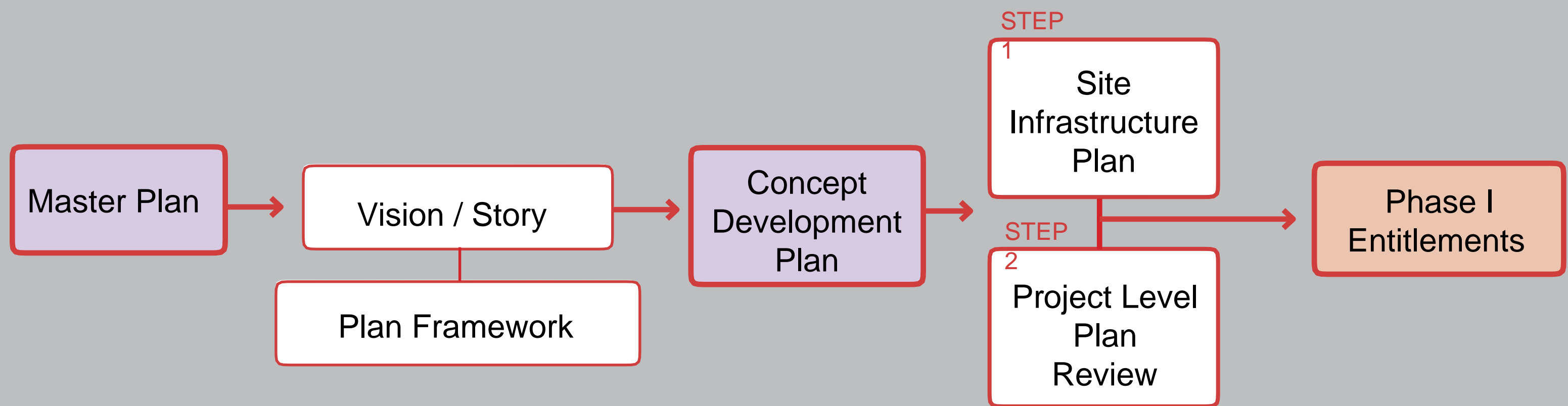
ISOMETRIC VIEW - NorthEast VIEW



ISOMETRIC VIEW - North VIEW



MASTER PLAN DEVELOPMENT REVIEW
/ APPROVAL PROCESS



MASTER PLAN vs. CONCEPT DEVELOPMENT PLAN REVIEW PROCESS



- Establishes the Overall Vision for the Waterfront Development
- Defines the Project Goals / Objectives Type and Mix of Uses
Public Access Waterfront
Access and Circulation
Economic Development
Regional Job Growth
- Provides a Framework for Advancing a Waterfront Development

- Allows the City to review proposed projects based on City Standards, economic feasibility, resource protection
- 2-Step Review Process
Overall Project Review
Detailed Site Plan Review

Key:

- Sufficient Level of Detail is Required
- Preliminary Engineering (Site Level)
- Mix and Types of Uses
- Traffic and Parking Impacts
- Outcome: Vesting / Entitlements