

AGENDA

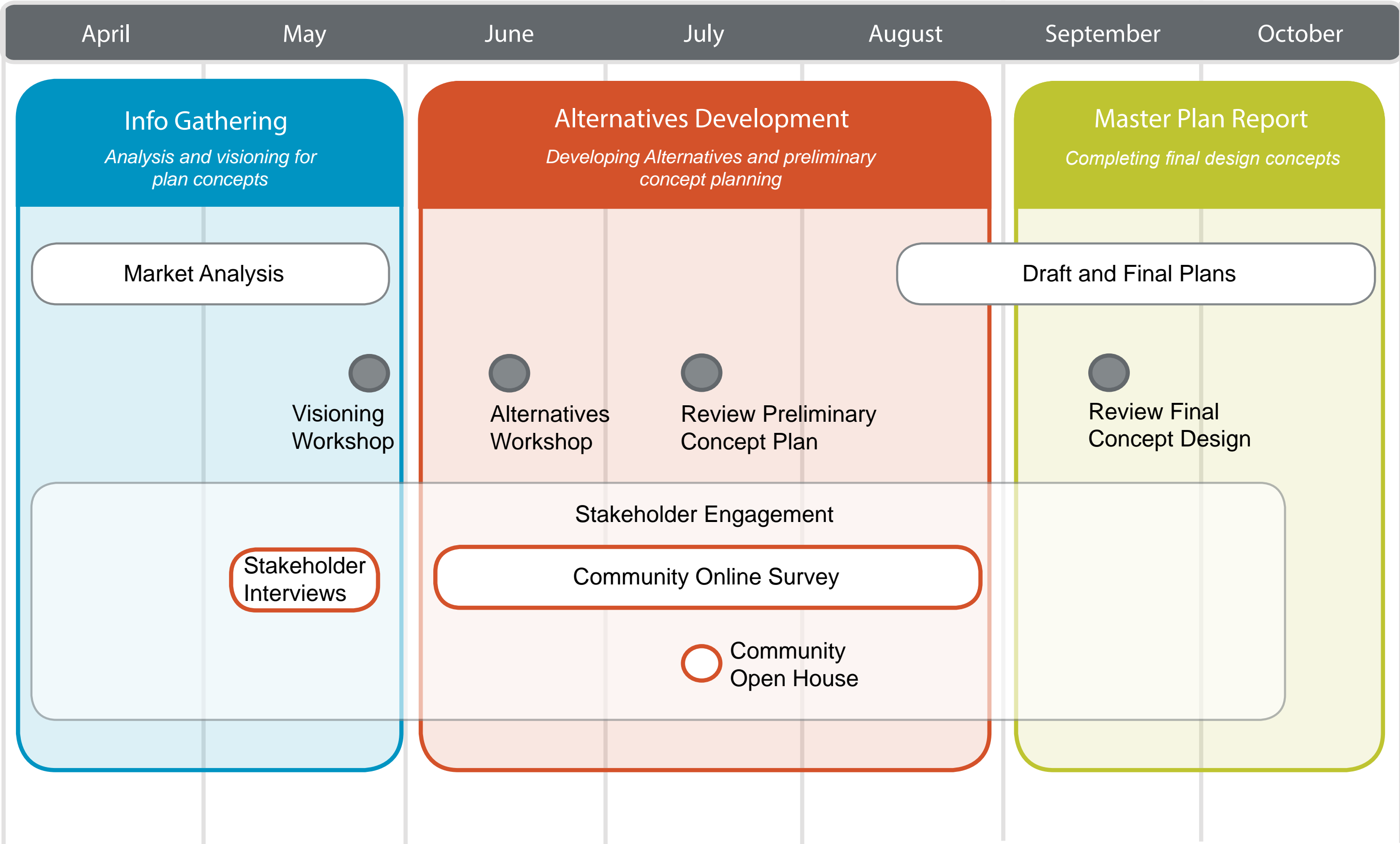
1. Welcome and Introductions
2. Planning Process Update
 - a. Project Schedule
 - b. Stakeholder Interviews Overview
 - c. Site Analysis
 - i. Regional Context Existing Land Uses
 - ii. Historic /Cultural Resources
 - iii. Waterfront Access
 - iv. Development Initiatives
 - v. Public Realm
 - d. Potential Market Assessment Overview
3. Waterfront Development Case Studies
4. Visioning Process
 - a. Design Precepts & Goals
 - b. Potential Program Options
5. Summary Thoughts / Next Steps
6. Public Comment

STUDY PURPOSE

- Plan for the full build-out of the Port of Vancouver Waterfront Development study area.
- Define a preferred alternative for locating a new mixed-use Port headquarters office building, hospitality and entertainment uses.

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.



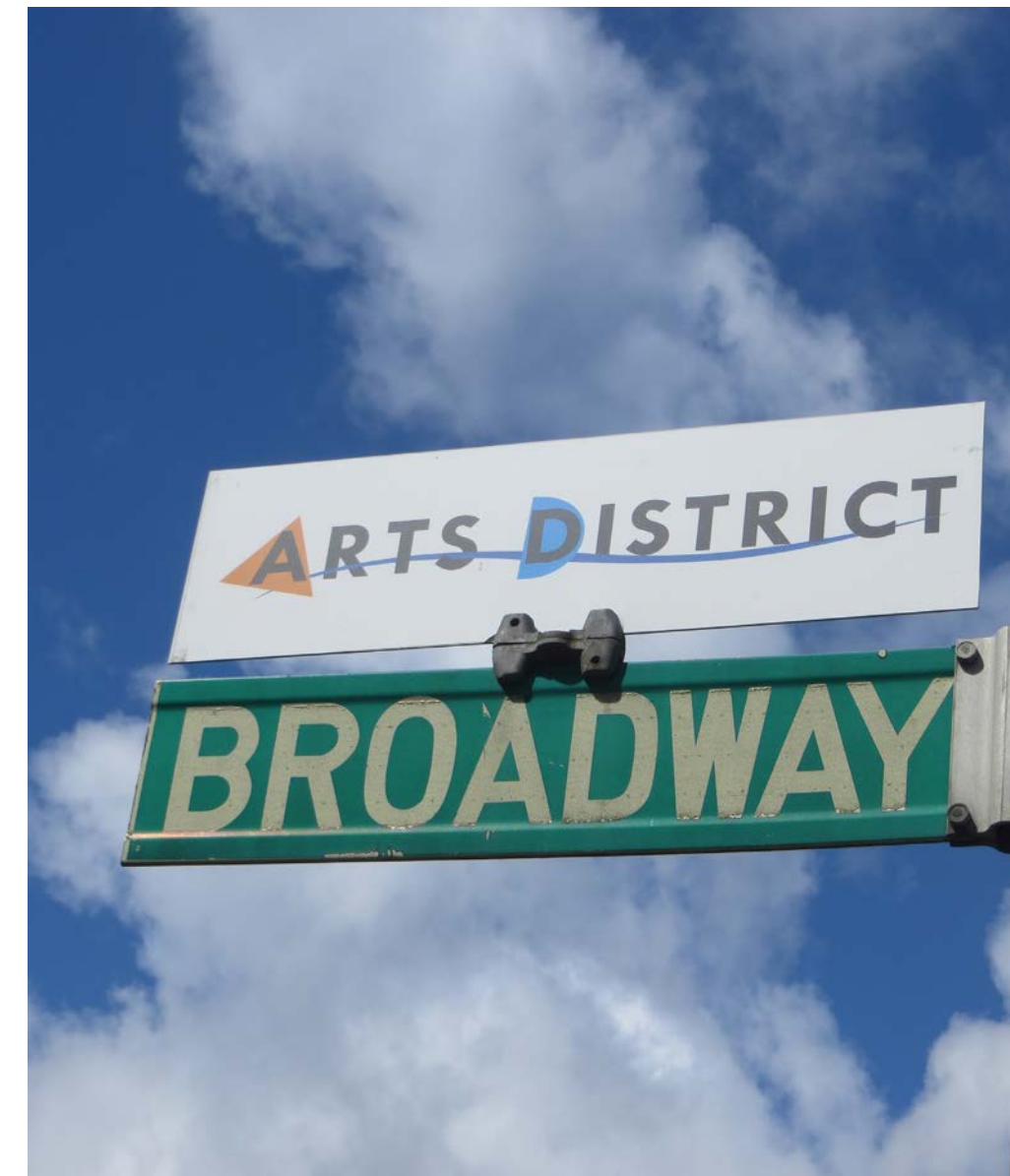
● Port Commission Board Meetings

STAKEHOLDERS INTERVIEWED TO-DATE:

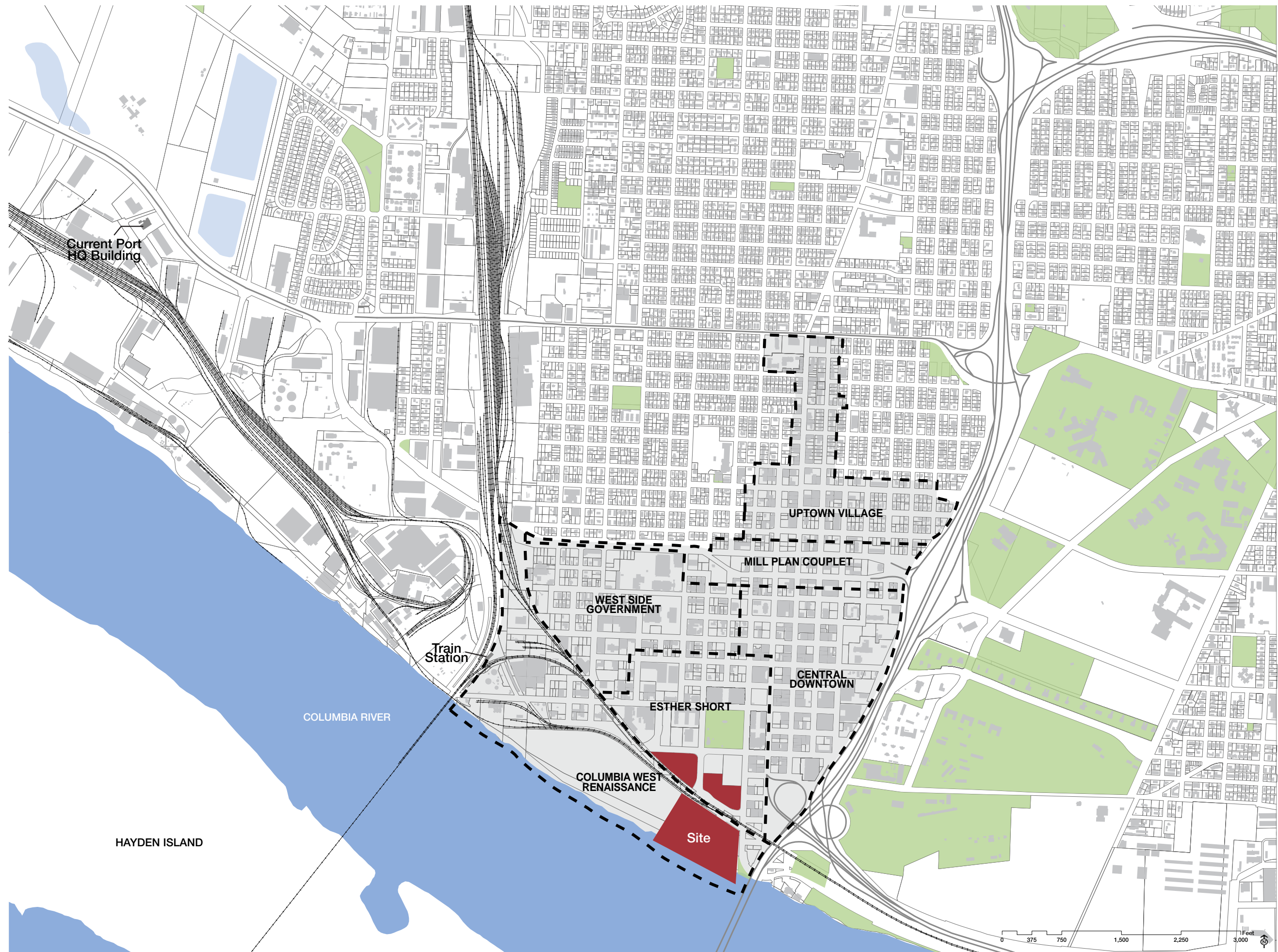
- Chamber of Commerce
- Visit Vancouver USA
- Columbia River Economic Development Council (CREDC)
- Columbia Waterfront LLC
- Vancouver Farmers Market
- Vancouver Downtown Association
- City Center Redevelopment Authority (CCRA)
- Vancouver Hilton Hotel / Convention Center
- Todd Clark (Native American artist)
- American Empress
- City Parks and Recreation
- C-TRAN
- Community Developer Representatives

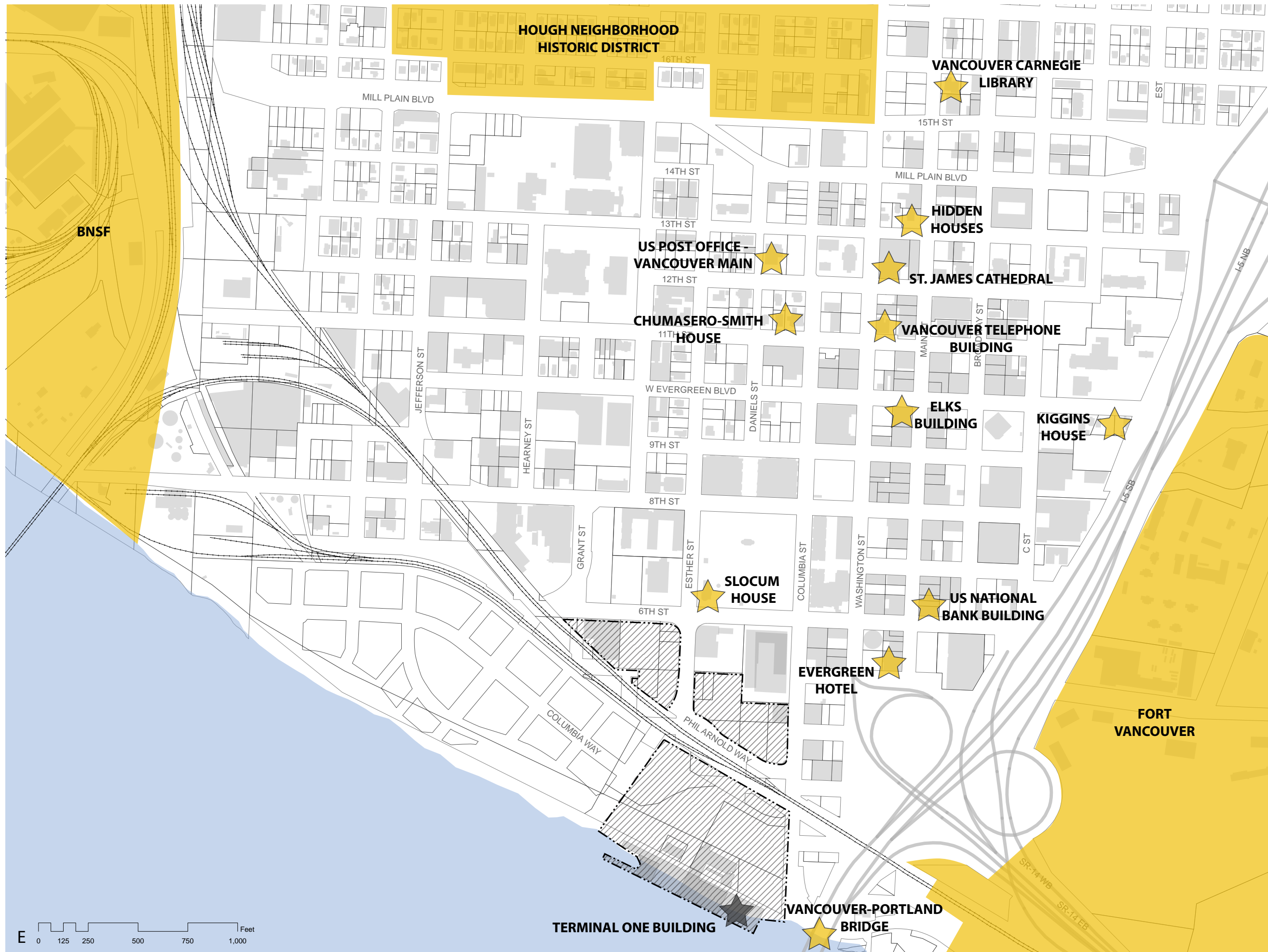
INITIAL FEEDBACK:

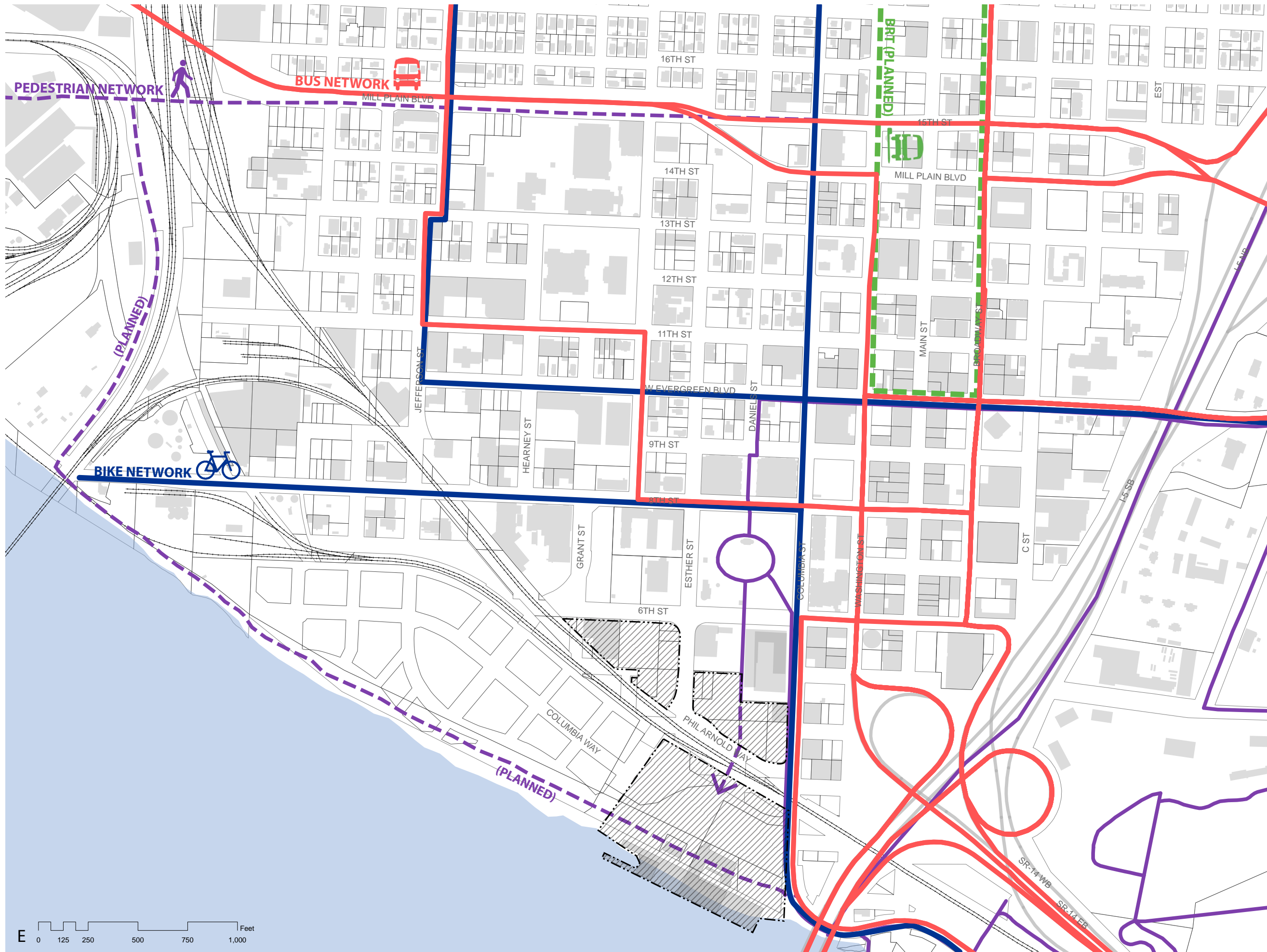
- Opportunity to restore an aged waterfront to public access and use
- Need to direct valuable urban real estate to its highest and best use
- Bring an appropriate return on investment, but also inspire public excitement and pride
- Visibly and functionally reconnect the downtown to the waterfront, thus expand and continue the revitalization of Vancouver's urban core
- Desire to establish a vision and translate that vision into concepts, action-oriented programs and built projects

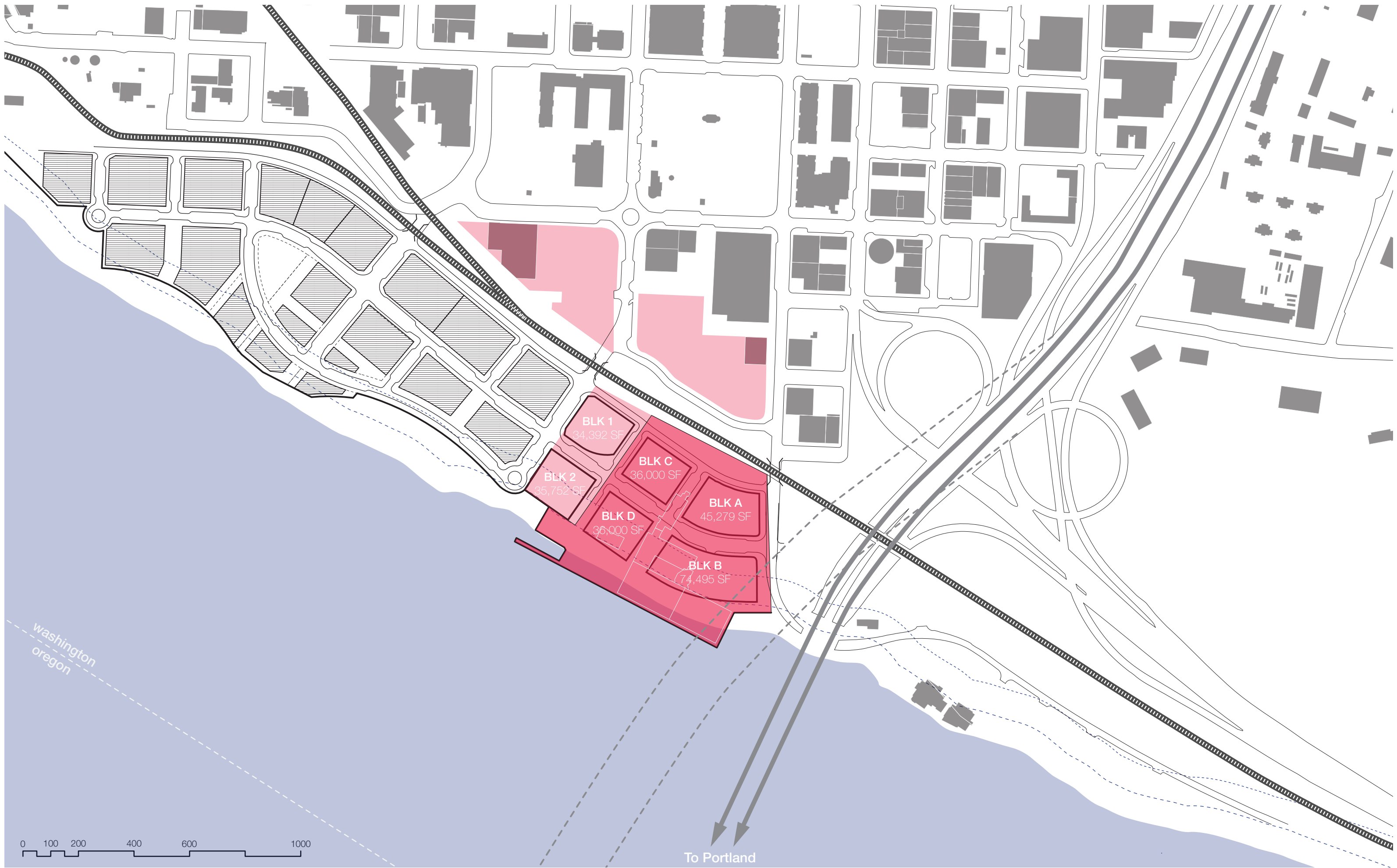


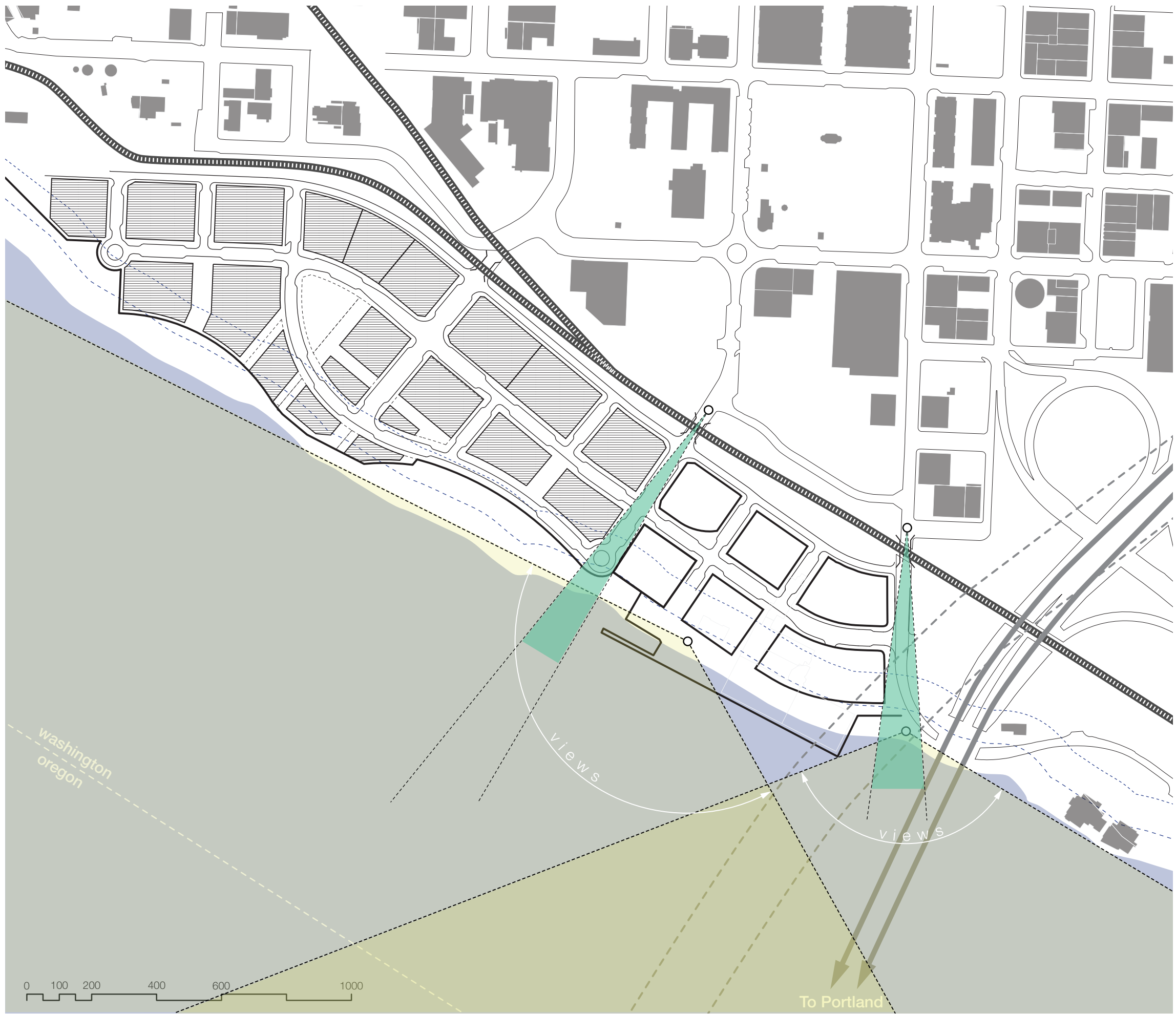


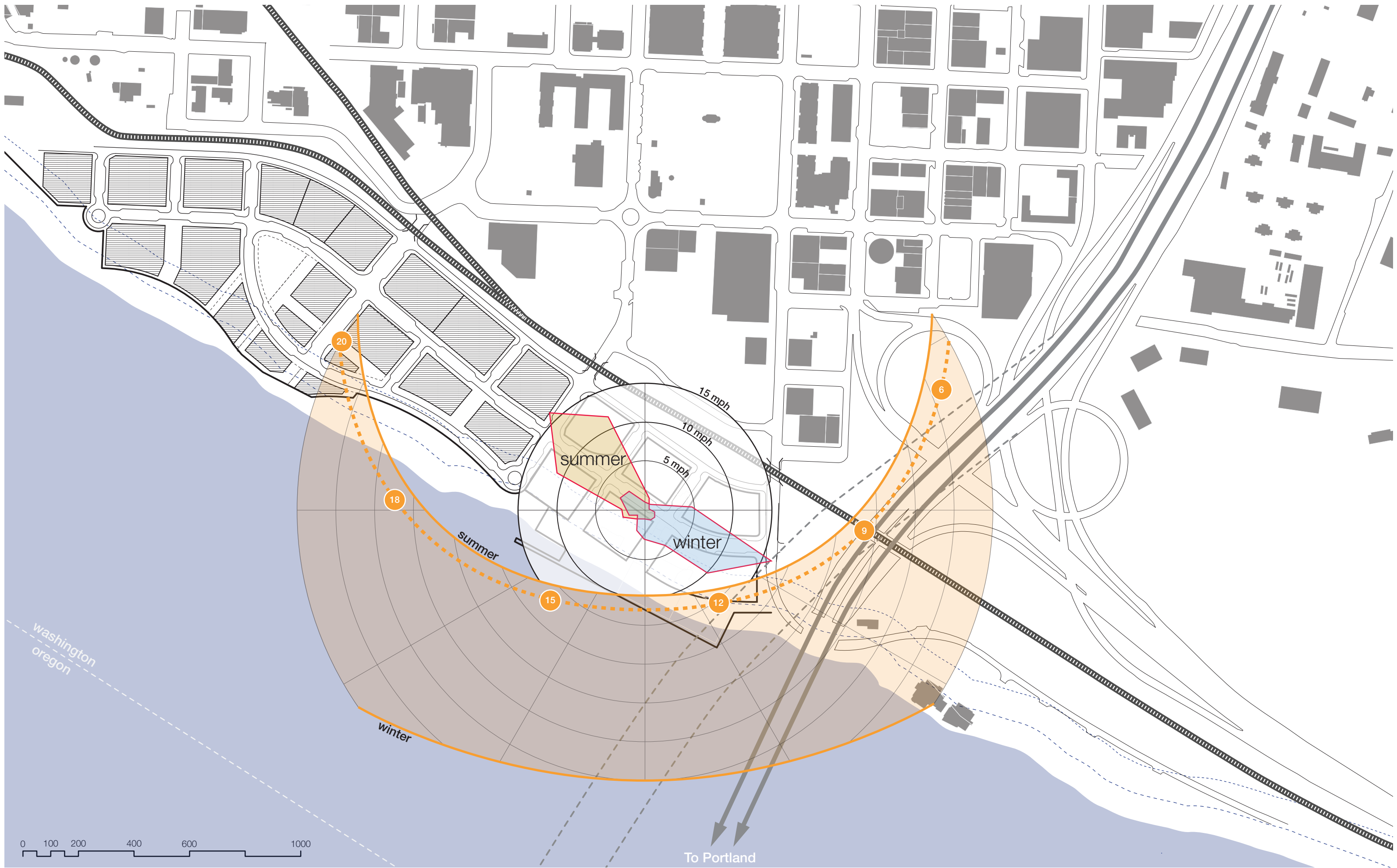


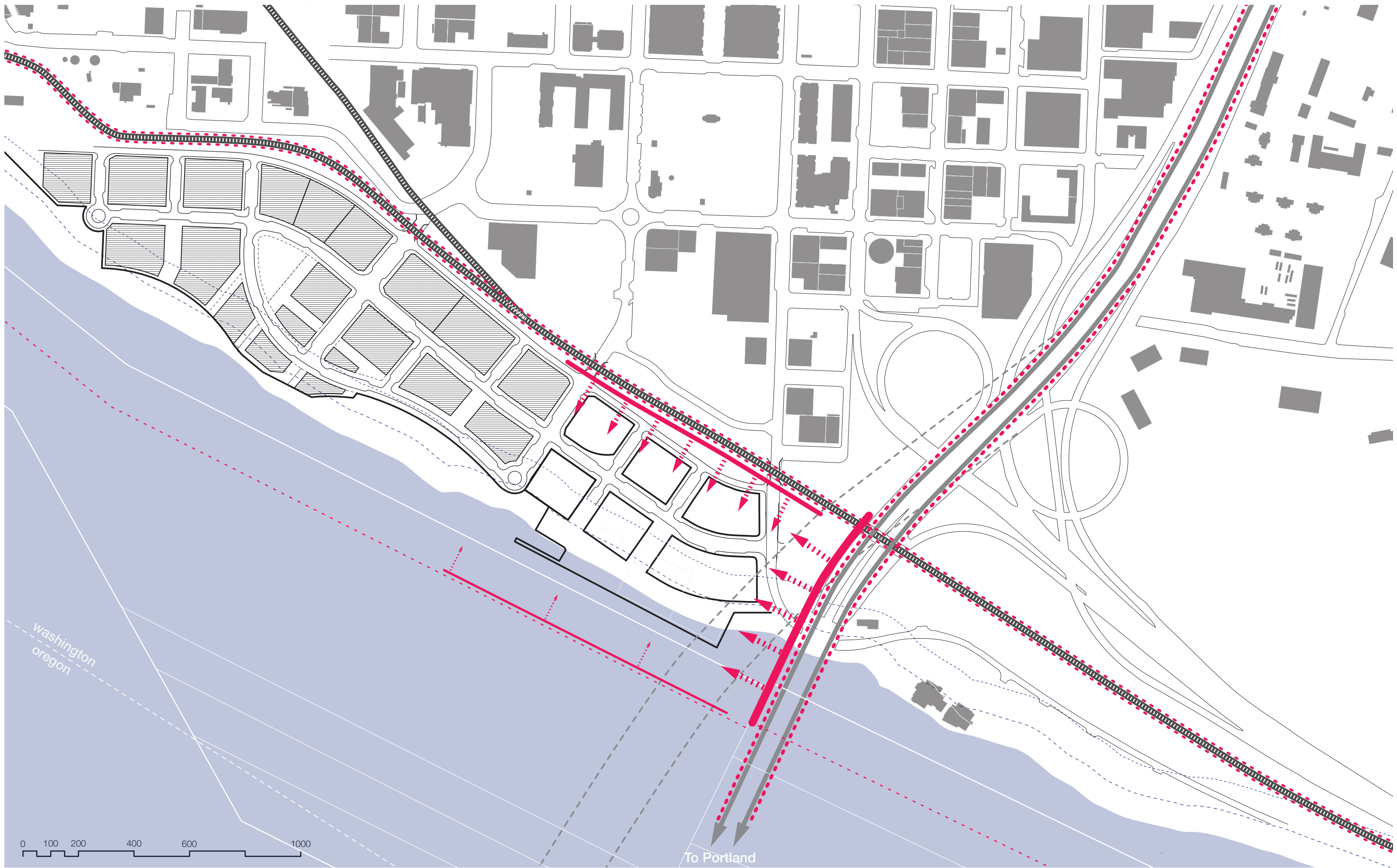


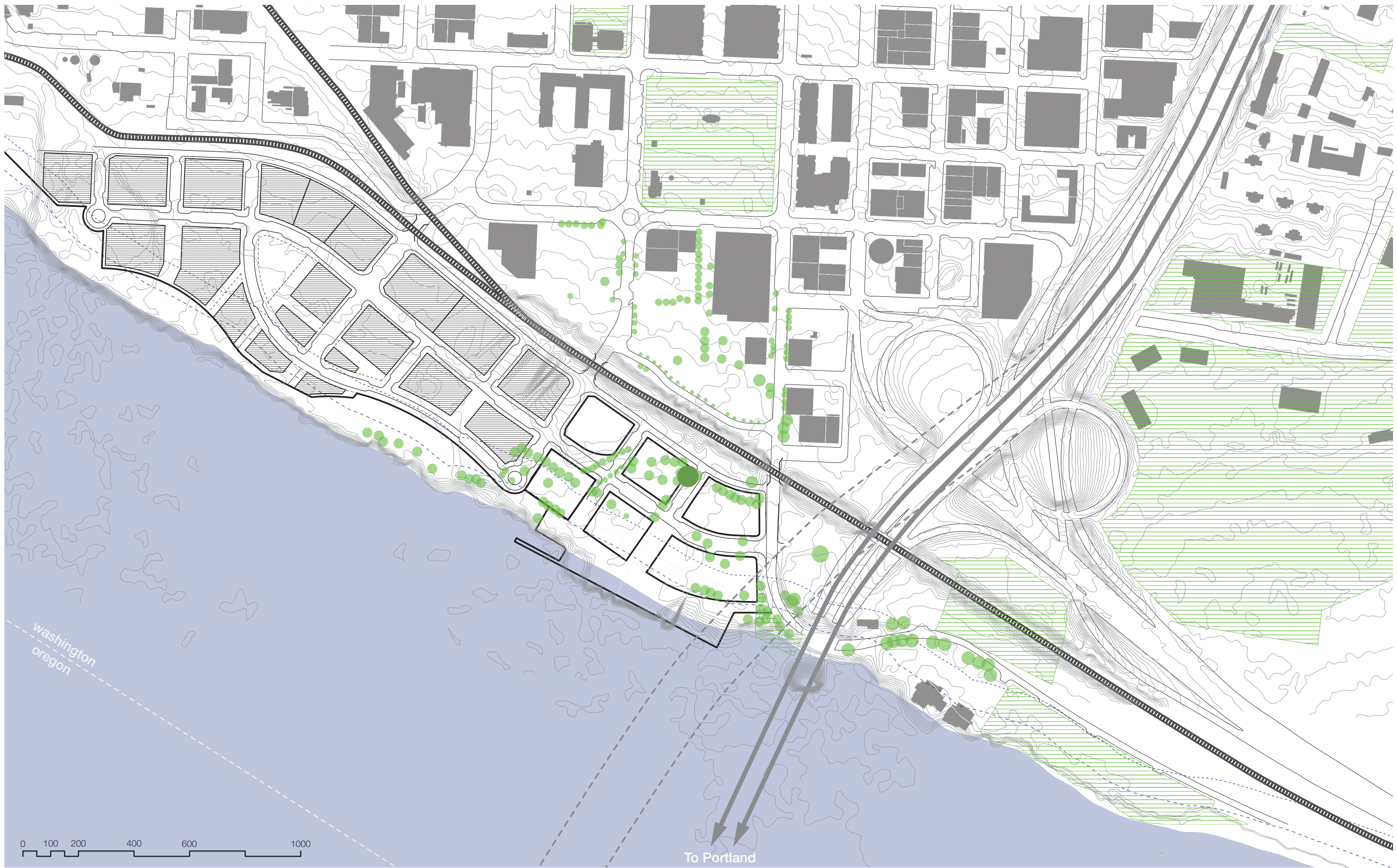


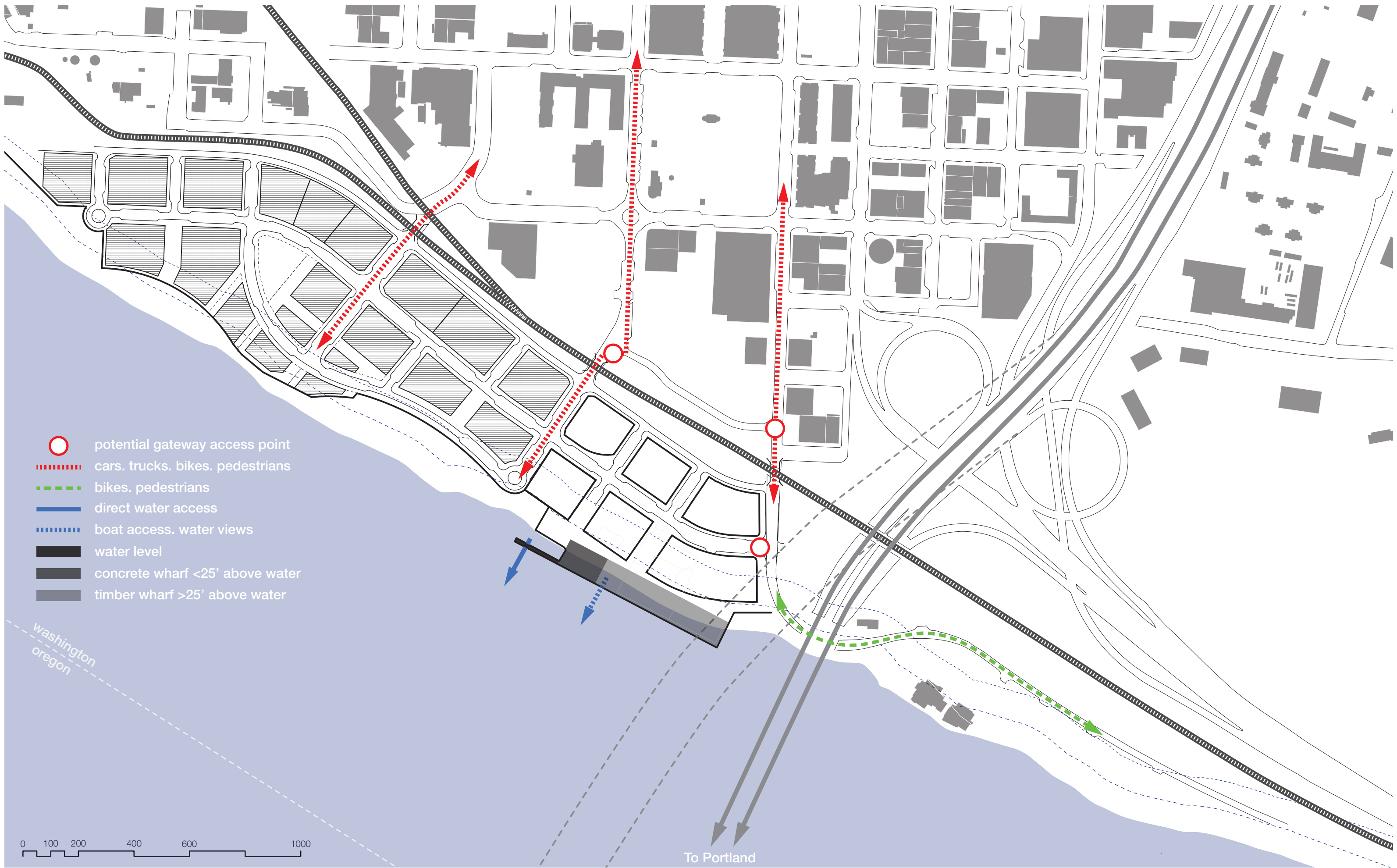


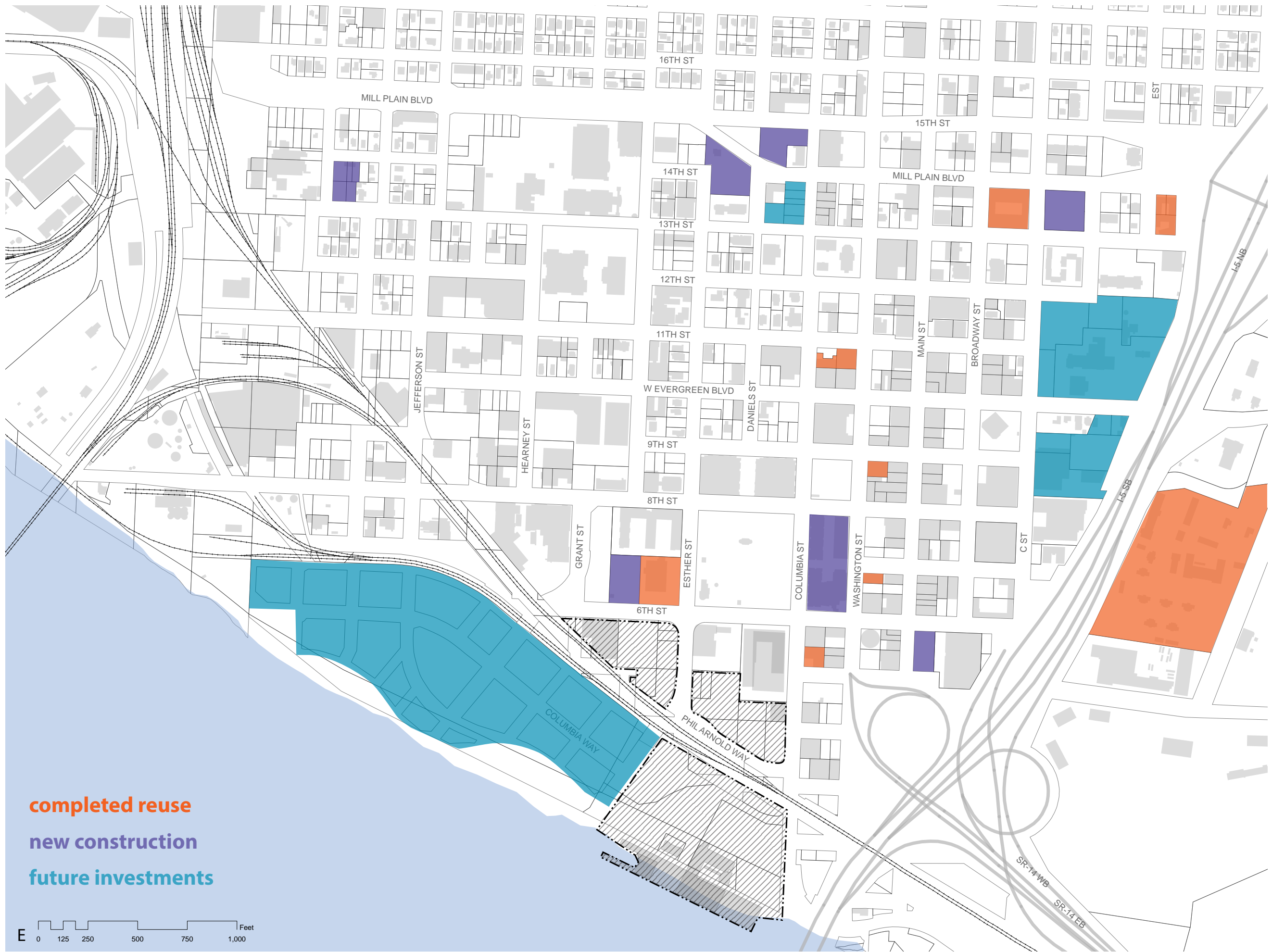






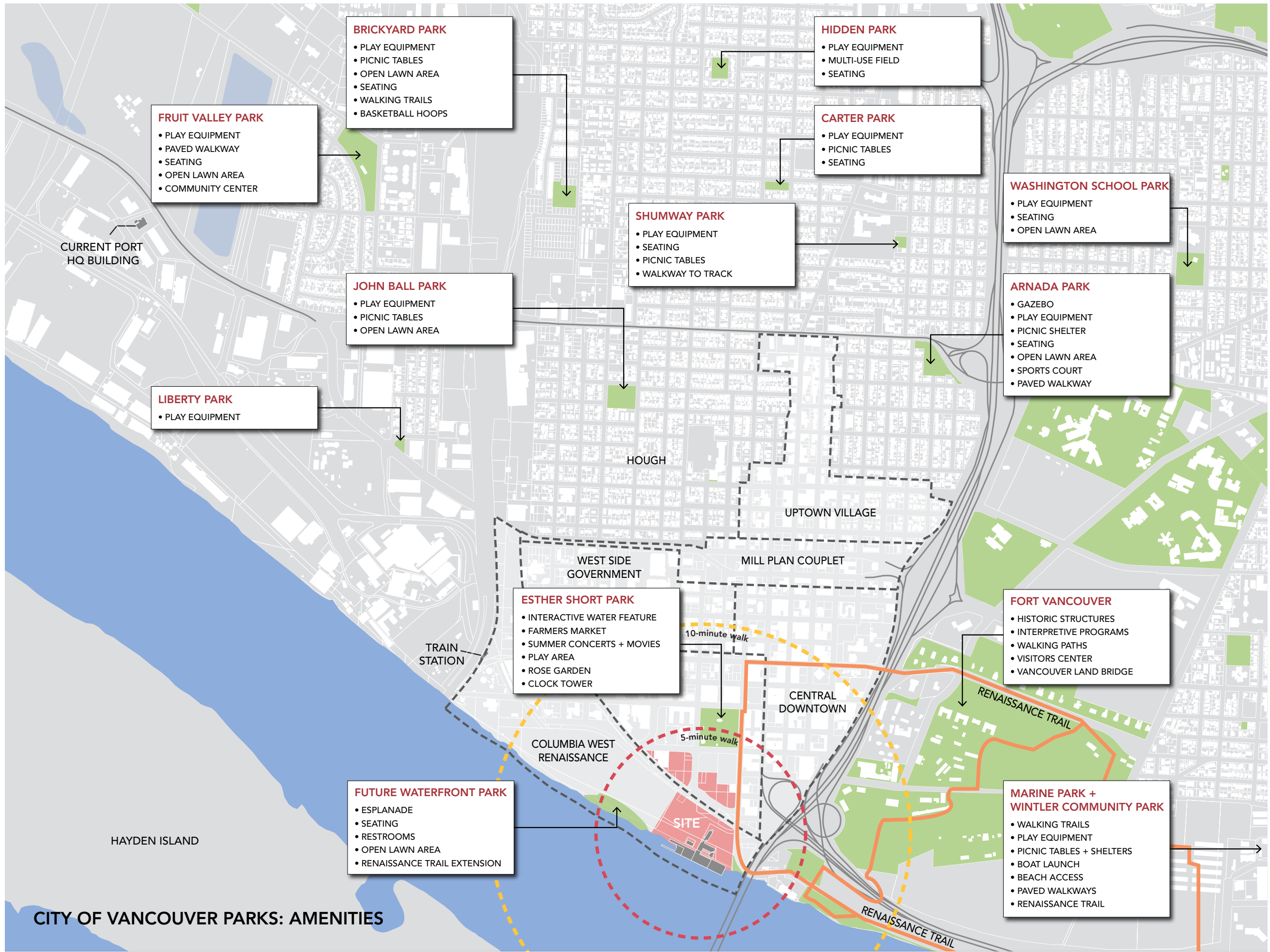




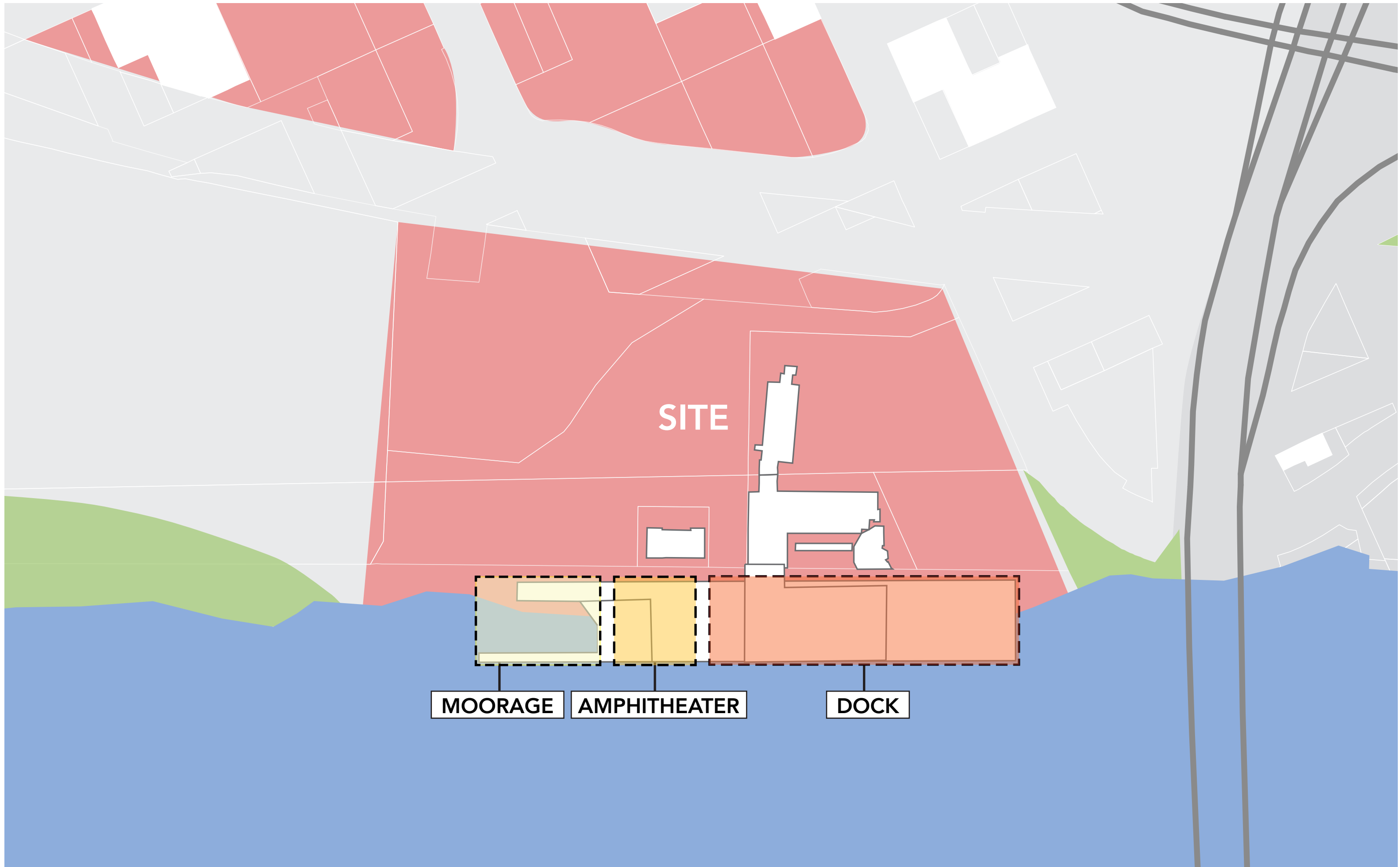


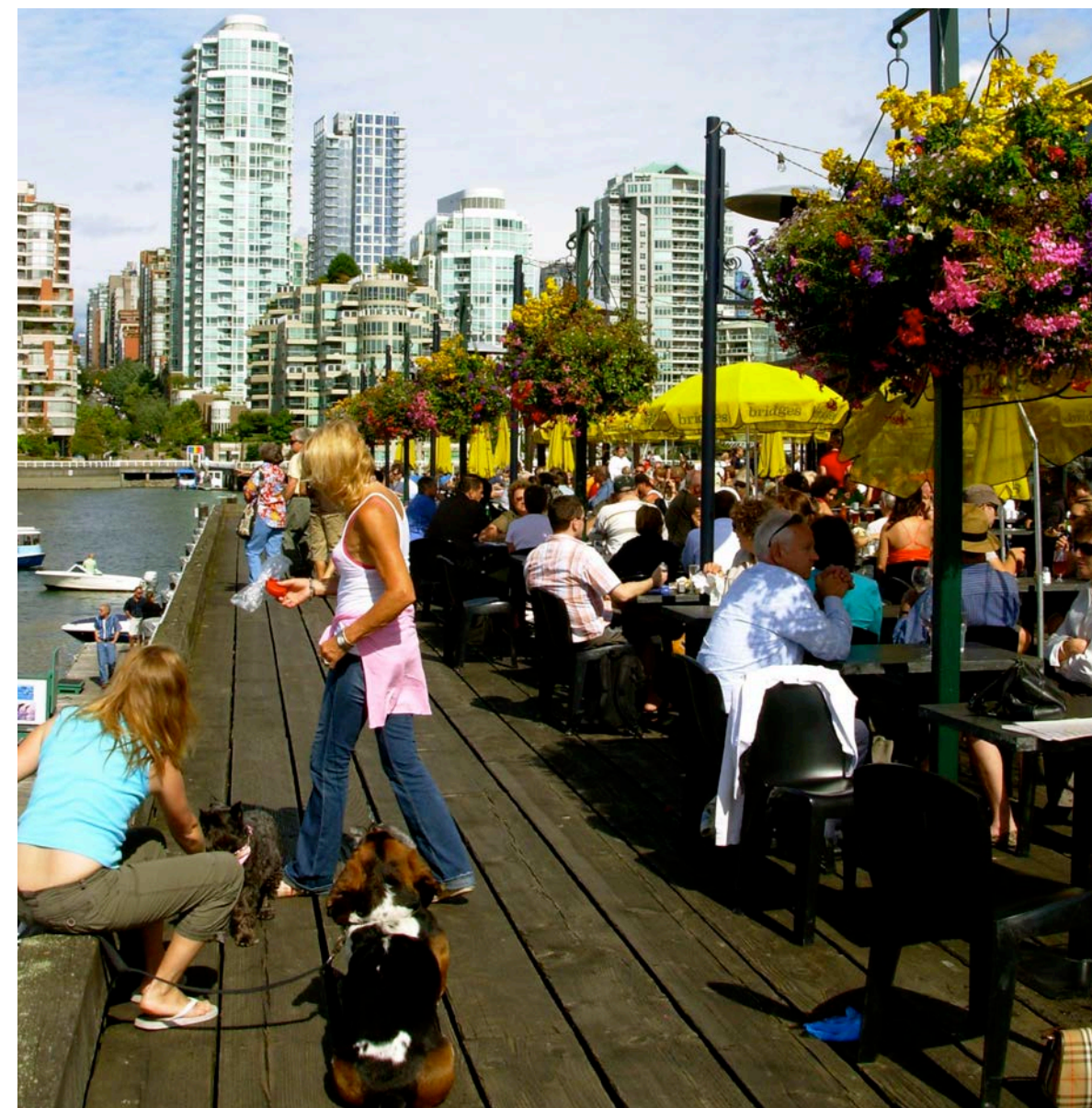
completed reuse
 new construction
 future investments



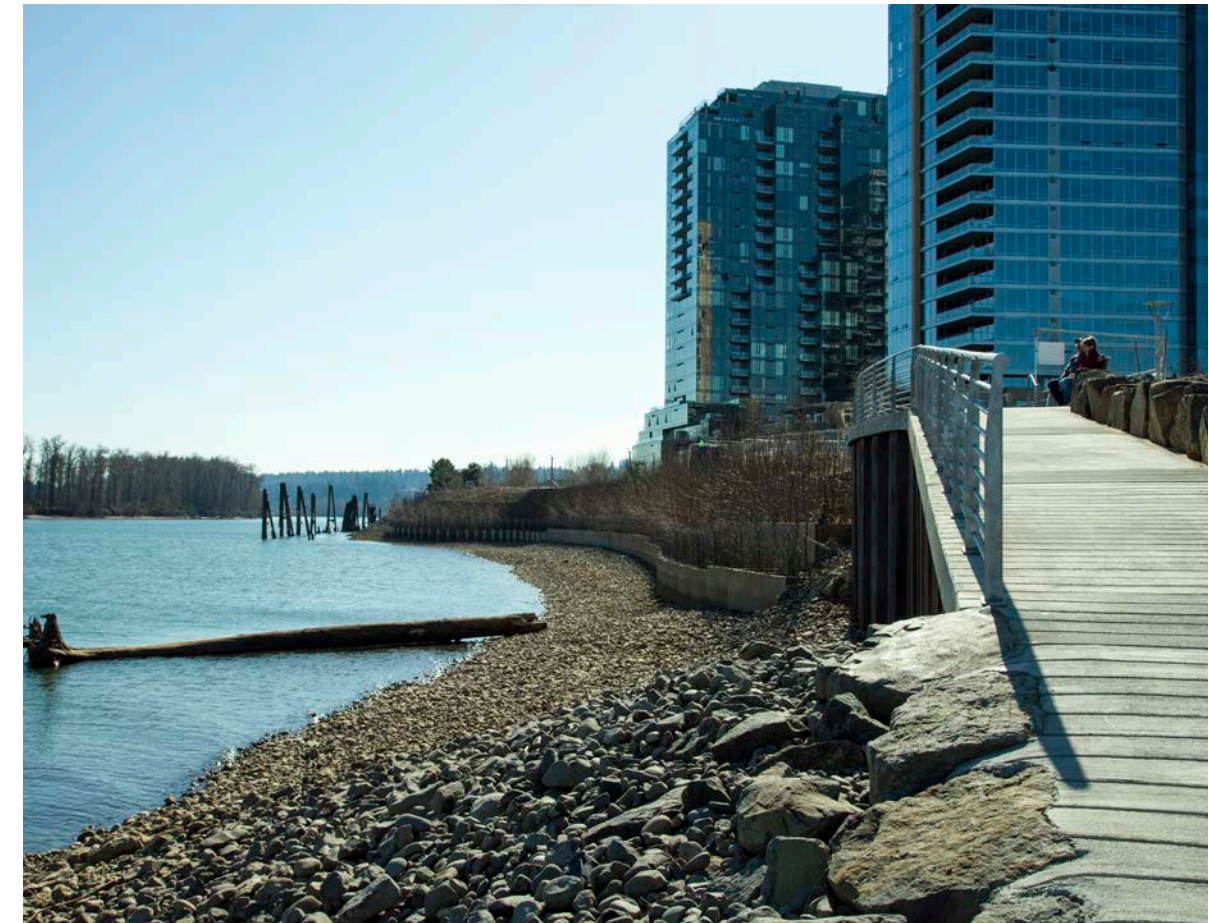


CITY OF VANCOUVER PARKS: AMENITIES









Lessons Learned

- Big Vision, Master Plan
- Open Space and Connections
- Transportation –
Parking, Walking, Biking
- Retail That Works –
Tendency To Overbuild
- Incremental
Implementation Strategy
- A Successful Phase 1



Real Estate Development Considerations

"Phase 1"

- Public Open Space, Pedestrian and bike access
- Port Office, and spec office
- Hotel
- Terminal 1
- Parking
- Retail

Next phases ?

- Office
- Employment
- Craft Industrial
- Water related
- Performing arts
- Education
- Retail
- (City property – options)
- Parking
- Other

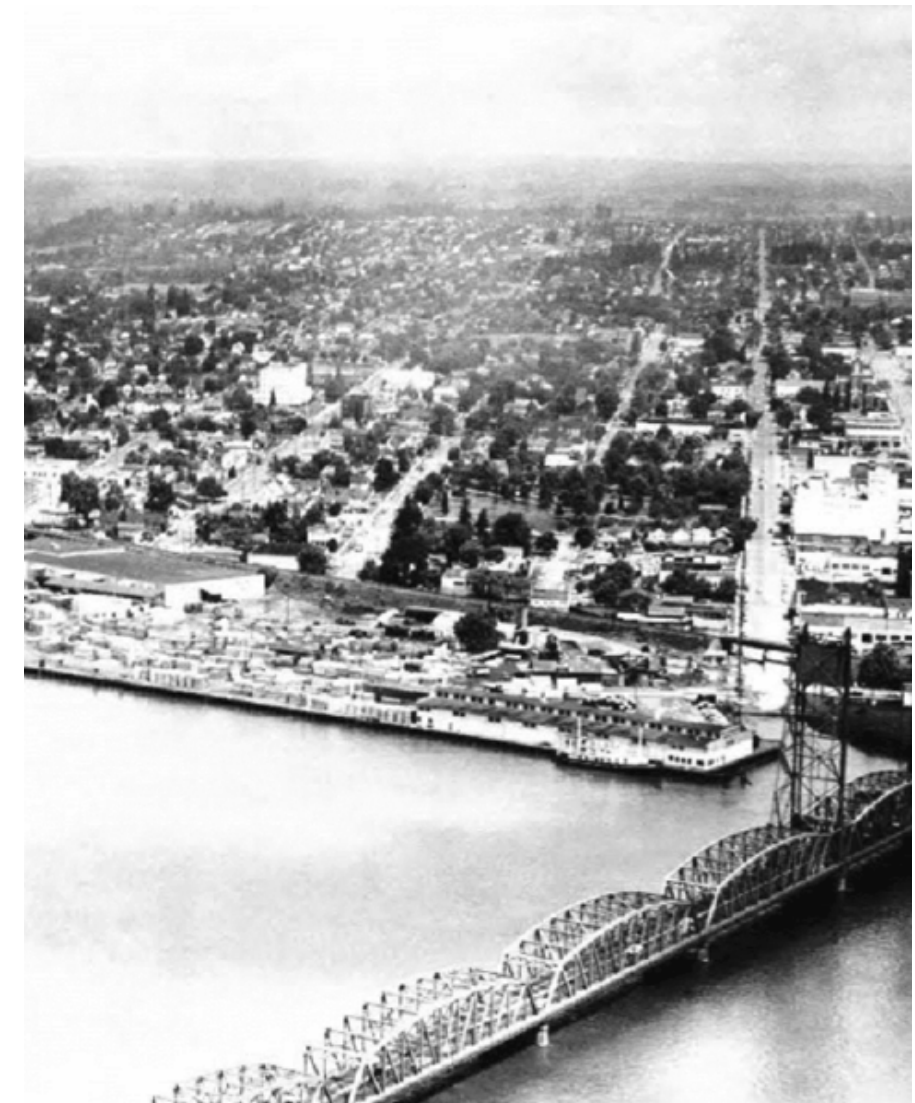
Market Analysis

- Land uses
- Amount
- Scale
- Absorption
- Phasing
- Associated Parking
- Examples
- General feasibility
- Generate land lease revenue for Port
- Public and private roles



Differentiators

- Connections: Columbia River, Downtown, Renaissance Trail
- Port history
- South facing
- Tax advantages
- High visibility, regionally familiarity
- Regional economic health
- National trend towards city center revitalization

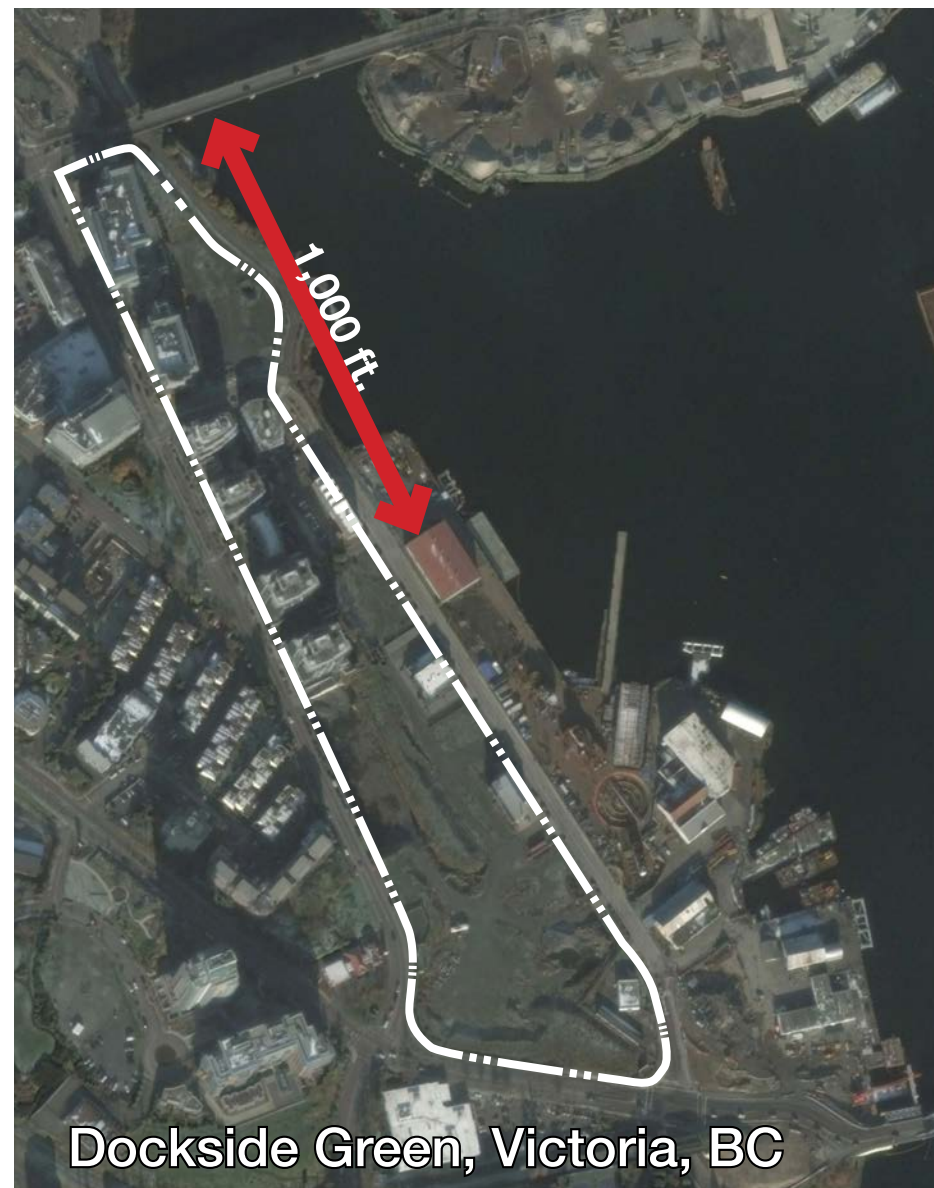




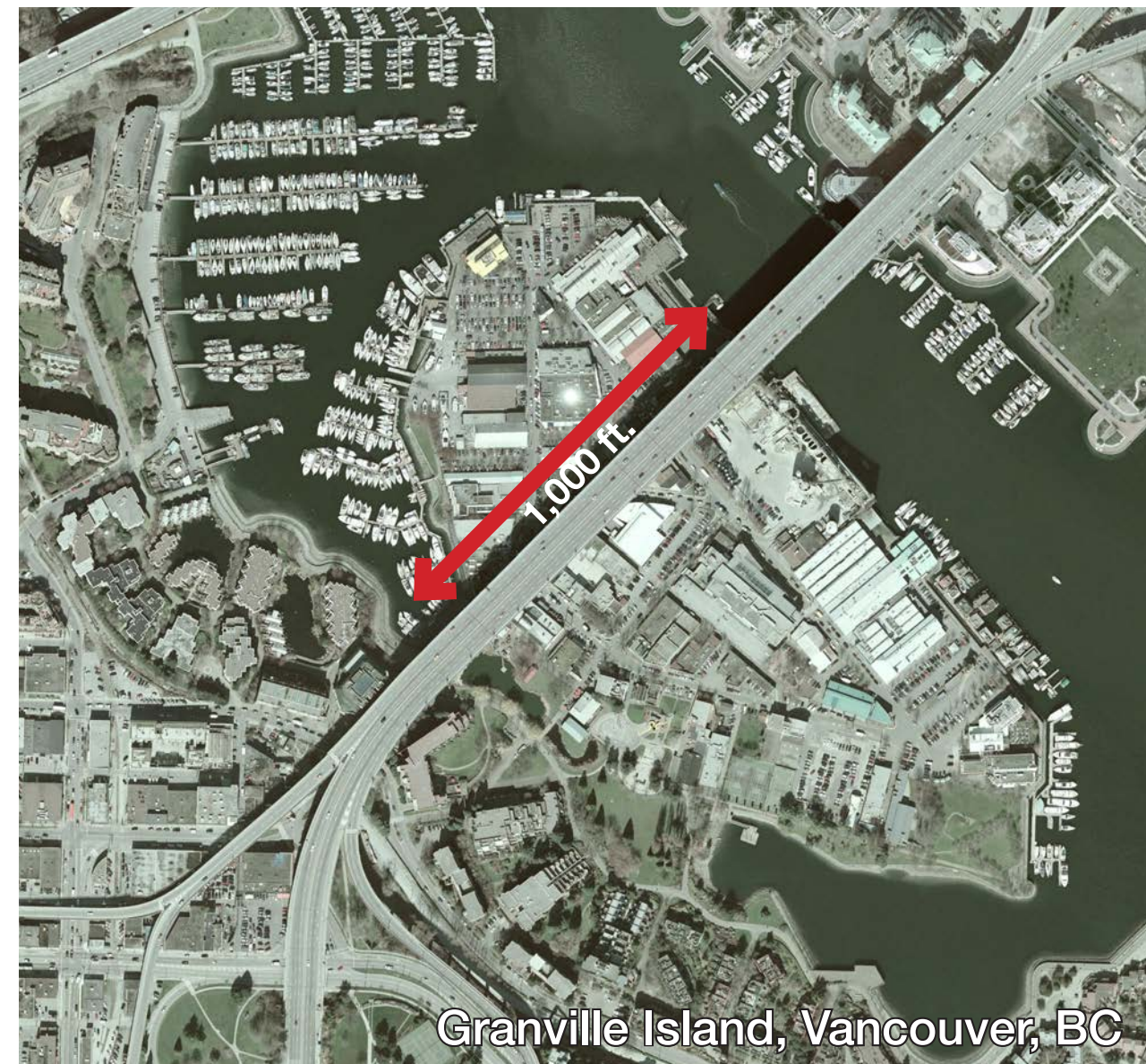
Site



Ports O'Call Village & Waterfront, San Pedro, CA



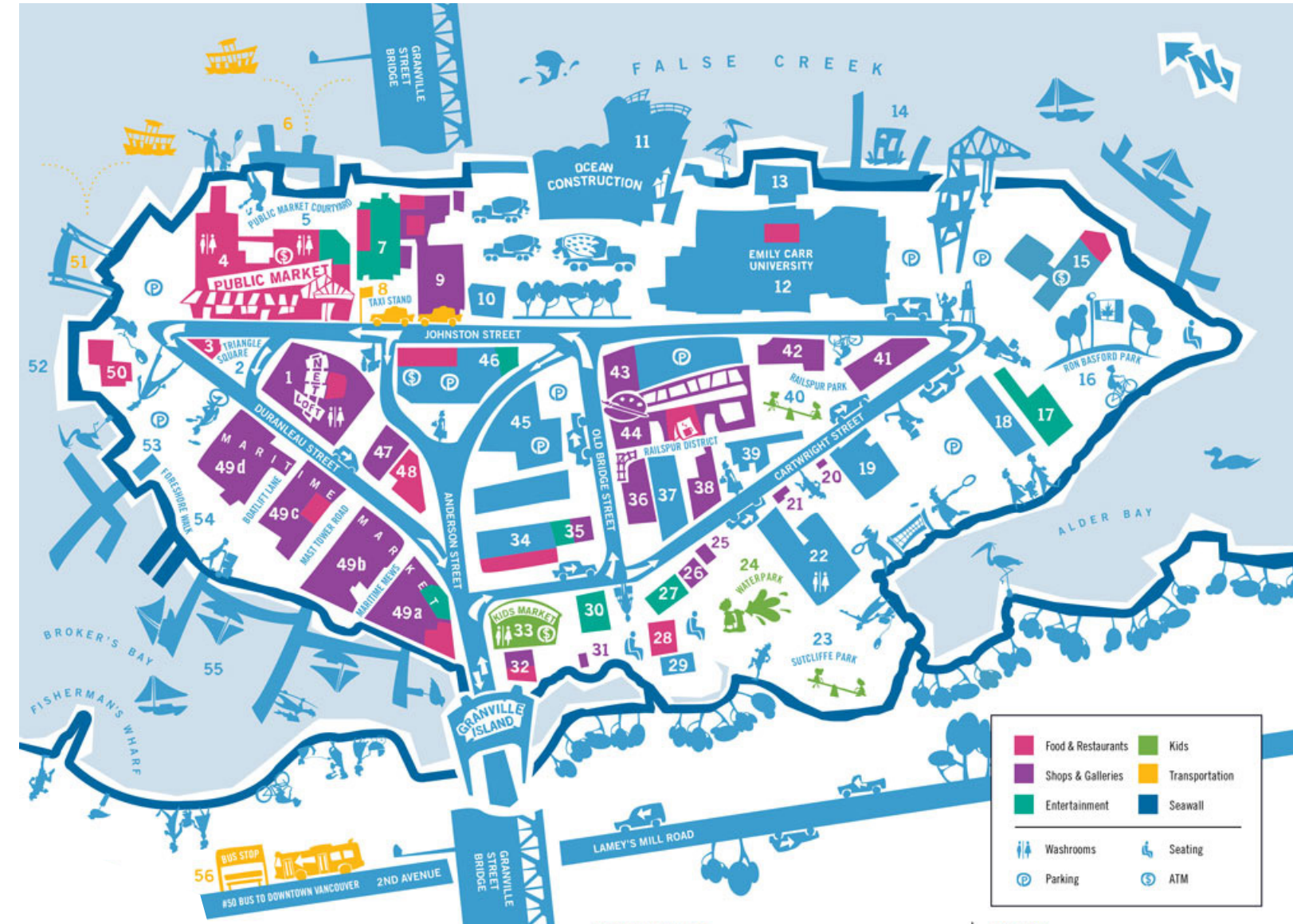
Dockside Green, Victoria, BC

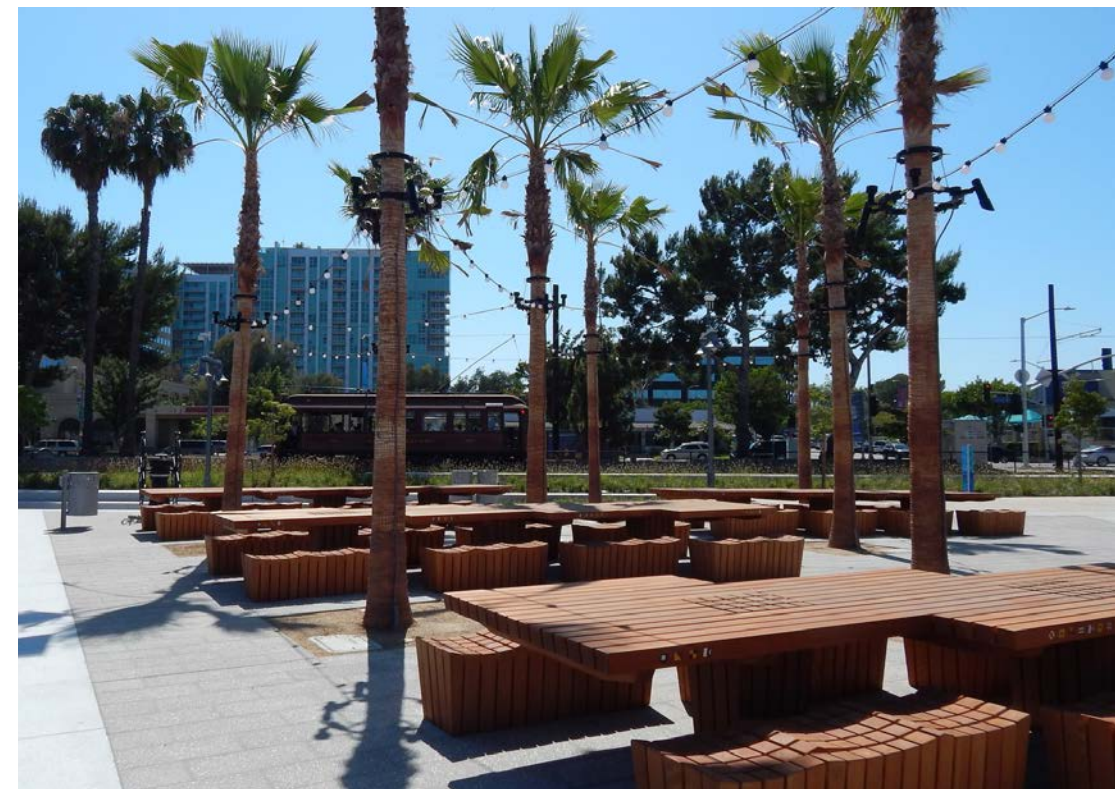


Granville Island, Vancouver, BC



Westfield Mall, Vancouver





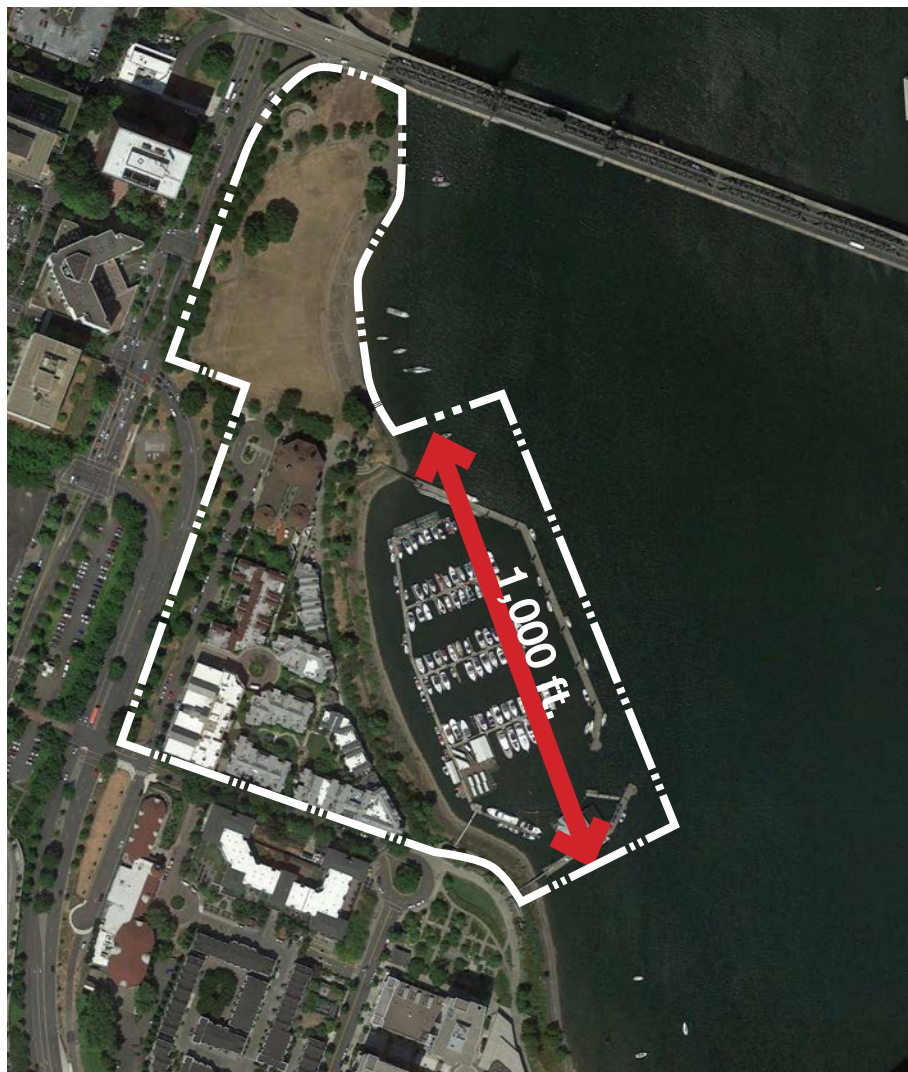


Photo Credit: portlandwaterfront.com

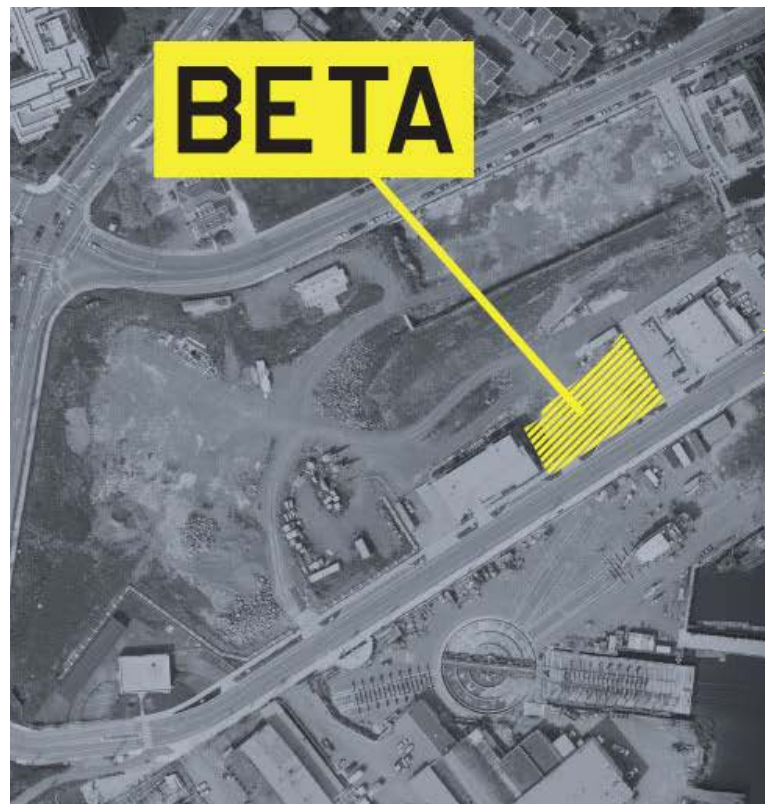


Photo Credit: godspace-msa.com



Photo Credit: Linda Jeffers, flickr.com

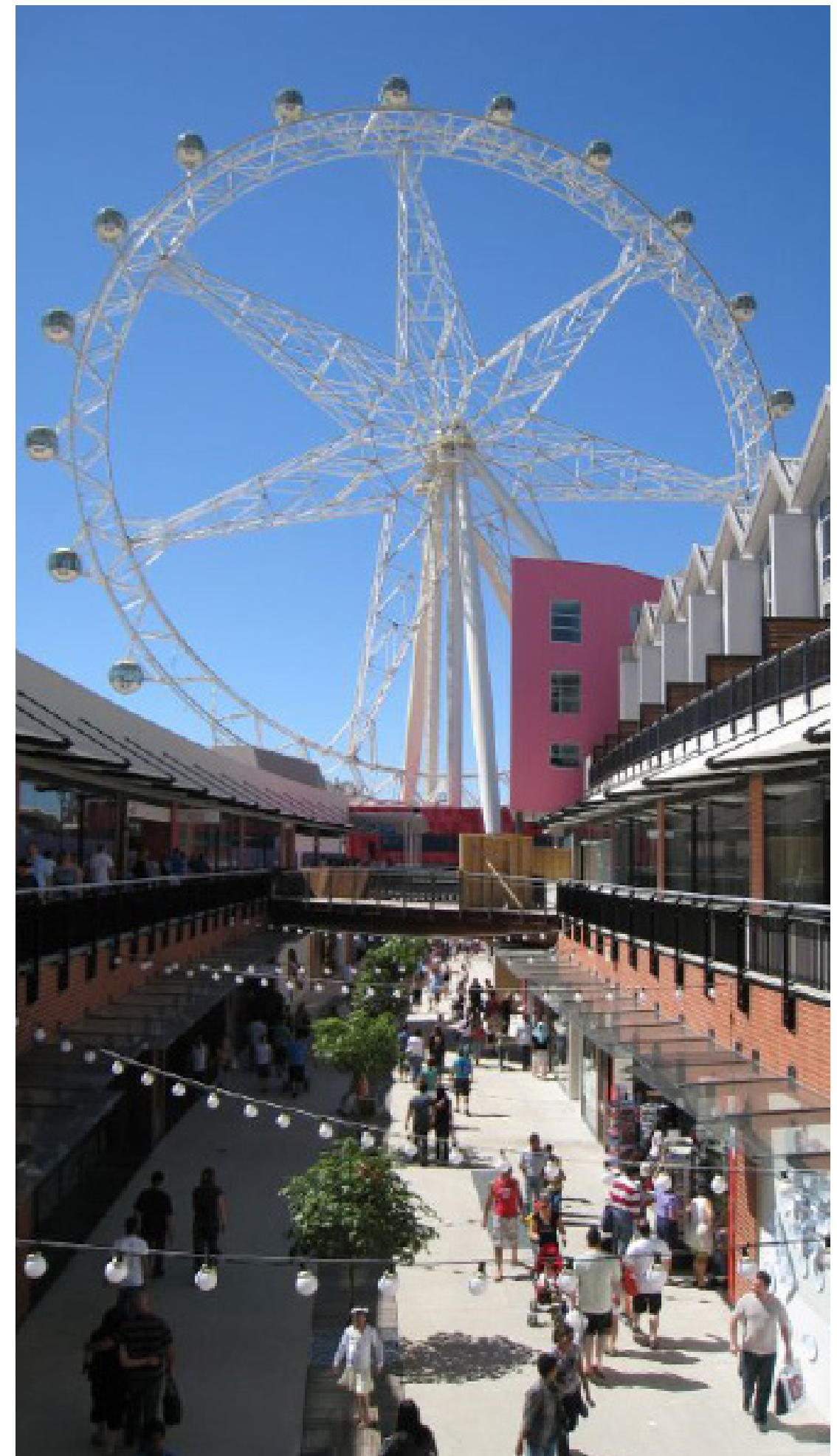
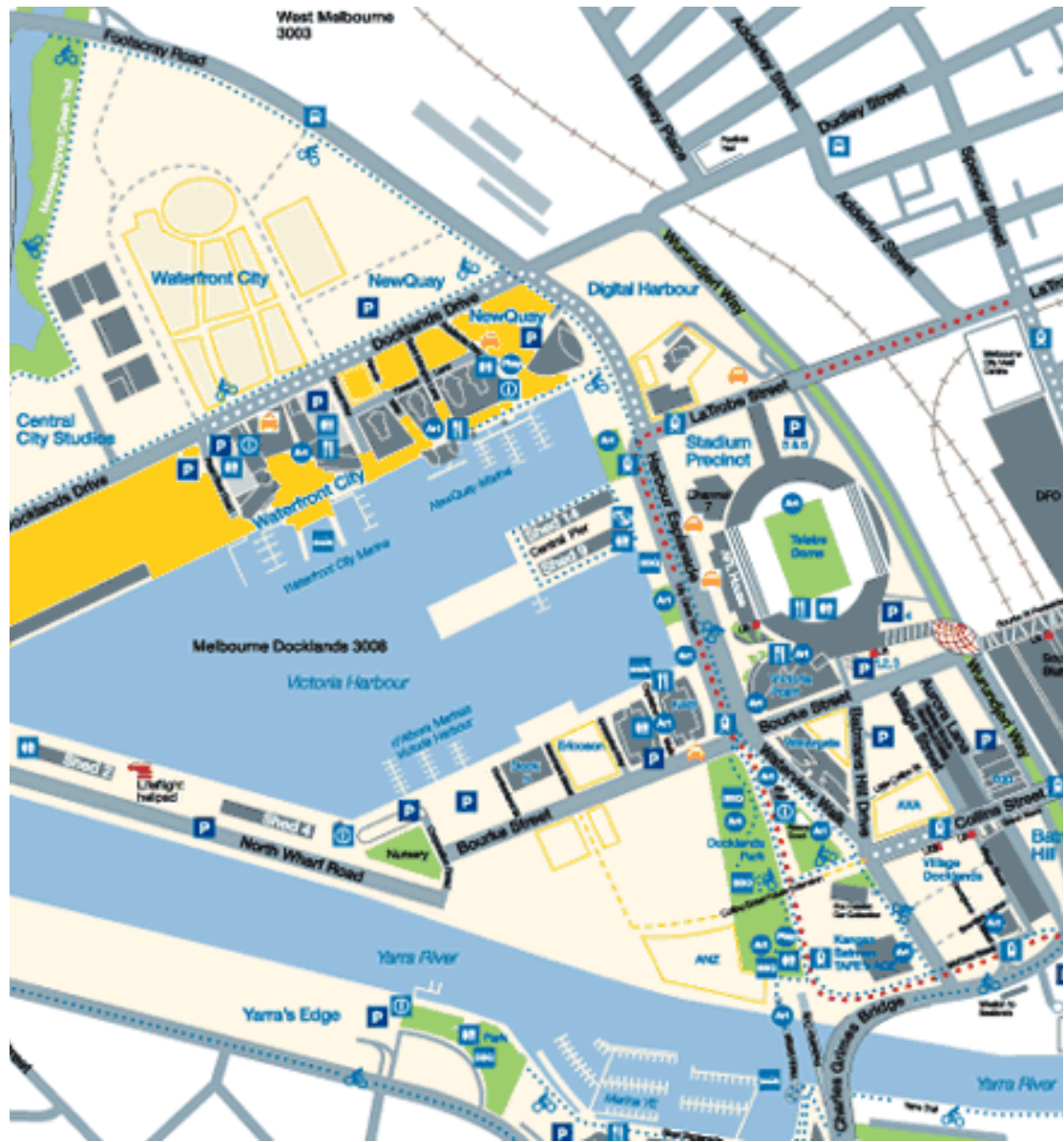




“BETA at Dockside Green has a ten year vision to become a staging ground for localism, food security, and culture building while embracing the industrial character of the working harbor.

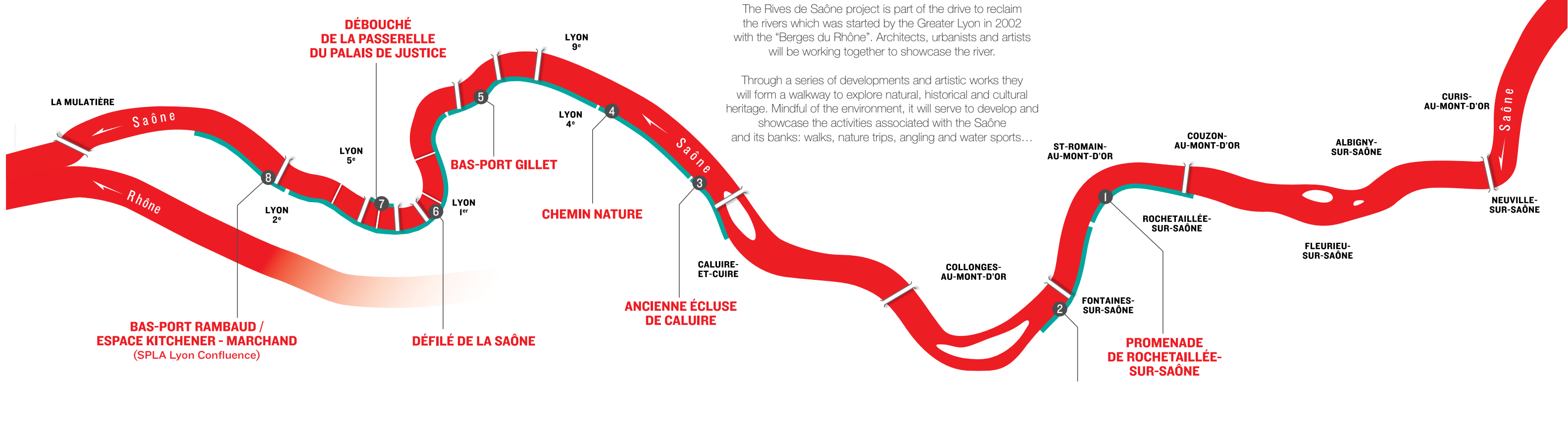
BETA is committed to fostering community and creating a vibrant environment where local knowledge and creativity can succeed.”





8 SEQUENCES DEVELOPED BY 2013

INNOVER AMÉNAGEMENT FLÂNER JOUER AMÉNAGEMENT PARTAGER PATRIMOINE SE DÉTENDRE PAYSAGE DÉCOUVRIR ART DE VIVRE PÊCHER NATURE INNOVER AMÉNAGEMENT JOUER DÉFILÉ DE LA SAÔNE ARCHITECTURE PARTAGER PATRIMOINE SE DÉTENDRE ENVIRONNEMENT DÉCOUVRIR ART PÊCHER NATURE INNOVER CONTEMPLER JOUER DÉFILÉ DE LA SAÔNE CONTEMPLER PATRIMOINE SE DÉTENDRE ENVIRONNEMENT RÊVER PROMENADE NATURE INNOVER CONTEMPLER JOUER



The Rives de Saône project is part of the drive to reclaim the rivers which was started by the Greater Lyon in 2002 with the "Berges du Rhône". Architects, urbanists and artists will be working together to showcase the river.

Through a series of developments and artistic works they will form a walkway to explore natural, historical and cultural heritage. Mindful of the environment, it will serve to develop and showcase the activities associated with the Saône and its banks: walks, nature trips, angling and water sports...

SEQUENCE 1

This site of outstanding scenic beauty used to be highly prized by the people of Lyon who would make their way there using the blue train, or the "la guillotine".

The large grass park which extends over more than 2 km opposite the Monts d'Or, alongside a generous bend in the Saône, will be reserved for leisure activities and lunches among friends, around the "guinguettes" (little café & dance salons) which are to be refurbished.

Overlooking the river, the winding steps of Lang/Baumann will be an unusual sight in the landscape and will offer a unique view over the Saône, the Monts d'Or, and the castle of Rochetaillée-sur-Saône. It will rub shoulders with Le Génialithe, a light-hearted area dreamt up by the artist Le Gentil Garçon, and Trompe le Monde by Didier Faustino, cabins made out of polished stainless steel, to reflect the scenery.

"guillotine" nickname given to the former tram which used to link Lyon to Neuville-sur-Saône

The green beaches in situ

The township and "Bassin des Steins #7" in situ - Lang / Baumann

SEQUENCE 2

The banks and the centre of Fontaines were for many years separated by the 'B' road leading to Lyon.

The development work will improve connections between the Saône, the river port and the centre of Fontaines-sur-Saône.

The light-hearted and romantic works of the artist Le Gentil Garçon will be staggered along the walkway:

- aluminium fish, flying-off in a wind tree, will peak at a height of 8m,
- coloured chimneys will rise up from the river, like a strange forest of reeds evoking the industrial sites nearby,
- stumps, made out of cast aluminium, will remind one of the tree trunks along the river's edge but the way they are cut will be in original patterns (layout of the solar system, labyrinth, Finger print...),
- knots hooked on the mooring rings will remind us of the river traffic that goes to and from.

Further upstream one comes up against La Tour Belvédère by Tadashi Kawamata, from which the walker can explore the scenery of the Monts d'Or and the Ile Roy.

The walkway in front of the Ile Fontaines and "Bassin du moulin Inversé" in situ - Lang / Baumann

SEQUENCE 3

Contractors and artists will be working here particularly on the idea of a form of visual conversation between the site of the former lock of Caluire-et-Cuire and the tip of the medieval Ile Barbe, very close by.

The route will be divided into 2 sequences:

- A large public space will be created around the former lock, which has been renovated to accommodate a new river port, a shopping barge and water sports (rowing clubs). Connections will also be created to the Ile Barbe bridge, and the bank will be insulated from the heavy traffic thanks to a curtain of trees.
- A second sequence, more bucolic and more tied in with the walkway will lead upstream of the Ile Barbe. The aim is notably to create a visual and scenic link between the remarkable site of the island, the walkway and greenery banks.

The mysterious history of the Ile Barbe was Jean-Michel Othoniel's inspiration for a fragile and wonderful coloured fairland

All bedecked in giant pearls made up of coloured glass, Le Belvédère and Les Lanternes de l'Ile Barbe will be a tempting sight to walkers along the banks of the Saône.

The new public space of the former lock and "La Jachère de Caluire" in situ - Jean-Michel Othoniel

SEQUENCE 4

The nature path will mark the transition between the urban and bucolic parts of the Saône. Situated between the river and a succession of concrete walls, it will highlight the contrast between the high and low parts of the quays.

The new pontoons will serve to encourage contact with the water. Sportspeople, anglers and walkers alike will be able to wonder between the spaces and the river.

Whether it's night or day, strollers as well as those who live nearby will be able to savour the ambiances created by Les Girouettes à crue or by the Au fil de l'Eau work, African inspired masks embedded in the wall by Pascale Marthine Tayou. La Terrasse by Tadashi Kawamata, which extends above the walkway and the Saône, will offer a restful view out over the river.

The green path base

"La terrasse" by Tadashi Kawamata

SEQUENCE 5

Where the urban hustle and bustle meets the bucolic scenery of the surrounding hills, the walker will enter the city through a quiet residential district, in the shade of the trees which overlook the low port.

Over the 150m between the high and low quay, the artist Meschac Gaba has come up with 10 hotpot games.

Each of them will be brightened up by mosaics representing French speaking country coats of arms. A number of them will be drawn by children from local schools.

Pablo Reinoso will make, spectacular metallic creepers appear from mooring rings along the quay wall, which walkers will be able to sit down on. Extending over 5 to 20m, these sculpture-benches will remind one of the strands of artificial silk from the Gillet factories and the greenery which will soon snake its way along the wall.

The walkway and the aquatic garden in situ - Hex Paysage

"Mosaics" by Pablo Reinoso

SEQUENCE 6

Opposite Old Lyon and the Fourvière hill, at the heart of the Presqu'île which is a Unesco world heritage site, landing stages will form a continuous pedestrian passage of around 3.50m in width, right at the water's edge.

A place to hang out at, they offer a very special panoramic view over the city.

Tadashi Kawamata plans 3 artistic works:

- as a souvenir of the Pont d'Ainay, on the abutment which supported the structure, a wooden balcony will contrast with the barrenness of the site,
- connected to the Saint-Antoine car park, 2 criss-crossing ramps each 180m in length will form a continuous walkway right at the Saône's edge,
- in the meanders of the Défilé, at the Neuville low-port, walkers will be able to soak up the sun on boards laid out on the beach.

The walkway in front of the alle Saint-Antoine, "La double jambe" in situ - Jean-Michel Othoniel

The walkway in front of the alle Saint-Antoine, "La double jambe" in situ - Jean-Michel Othoniel

Saint-Antoine, "La double jambe" in situ - Jean-Michel Othoniel

HVL - Tadashi Kawamata

SEQUENCE 7

Located in front of the Palais de Justice, the apse of the Saint-Jean cathedral and the Saint-Jean Palace, it will be the only sequence on the right bank to be completed before 2013.

An esplanade facing the Palais de Justice, and a weir at the end of the footbridge of the Palais de Justice will improve the pedestrian connections between the Old Lyon quarter and the Presqu'île.

A metallic contemporary belvédère will provide a view of the Saône, the Presqu'île and the Palais de Justice.

In front of the Palais de Justice, the artists Michael Elmgreen and Ingar Dragset will place, an amazing sculpture 2.70m in height, above the water, The Weight of One Self, as if echoing the weighty questions debated in the Palais de Justice.

Made out of marble dust, the work flirts with the classic sculpture and throws new light on the tradition of the piéta.

This site marked by the Bonaparte and Marchal Join bridges, includes the footbridge of the Palais de Justice and crosses the Saône, linking Saint-Jean to the Presqu'île.

The end of the footbridge of the Palais de Justice and "The weight of oneself" in situ - Elmgreen & Dragset

SEQUENCE 8

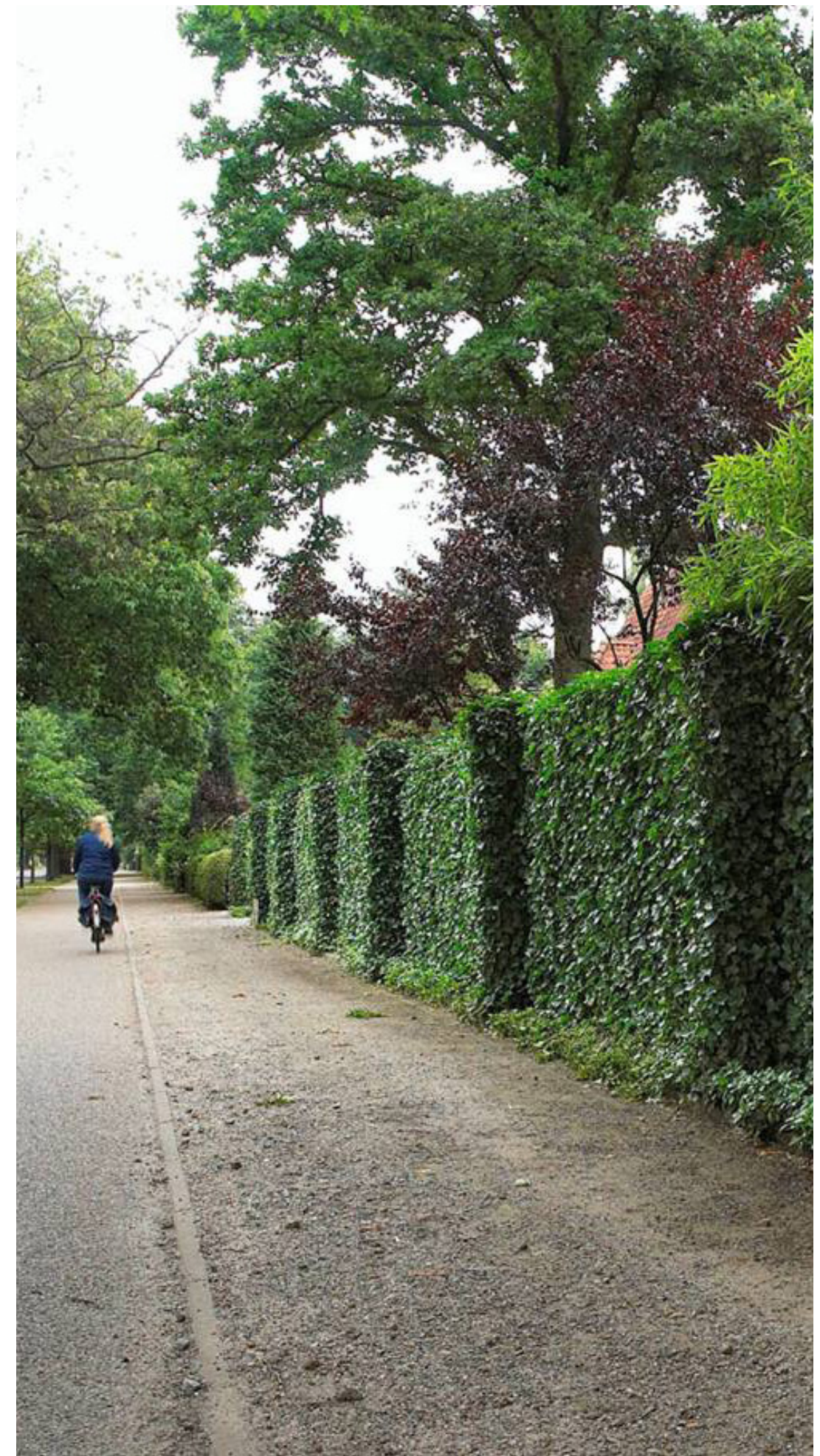
In this sequence, the project will allow the pedestrian path to be extended along the water front and identify a more pleasant link between the Confluence district and the presqu'île whilst at the same time improving the current and future facilities at the site (residential boats, restaurants, leisure, relaxation and boating).

Ambiances along the water side which are very different and inspired:

- the vault formed by the succession of bridges will be softened, and the quay will be returned to its historic level at the water's edge and the narrowness of the quay under the bridges will be compensated for by a landing stage.
- further along, the sylvan theatre will be enhanced by the renewal of the greenery on the upper quay and the installation of benches on the lower quay,
- finally, the area around the service station of the port Rambaud will be converted into a proper river port.

Bas-port Rambaud-Kitchener Marchand - Les Jardins bas, ADR Architects

Bas-port Rambaud-Kitchener Marchand - Les Jardins bas, ADR Architects



Design Precepts

Enhance waterfront access, encourage innovation, elevate the idea of a neighborhood experience and create a healthy environment

ENVIRONMENT Embrace and enhance the natural and urban setting	CULTURE Create a place that reflects the Port's mission & brand	CHARACTER Be authentic	ECONOMIC DEVELOPMENT Retain and grow the Port's role as an economic driver
<ul style="list-style-type: none"> • Urban Focus • Waterfront - City Center Integration • Public Access • Shoreline Protection • Smart Sustainability • Programmed Open Space • Extend Waterfront Park • Connect Columbia River Renaissance Trail • Mitigate Noise Impacts • Viewsheds • Use the Waterway 	<ul style="list-style-type: none"> • Celebrate the Port's History • Recall Cultural Influences • Port as Civic Stimulus • Build Neighborhood • Be Innovative • Entrepreneurship • Train Watching • River as Life Line • Diversity 	<ul style="list-style-type: none"> • Mixed-Use • Active Streets and Public Realm • Fresh Air, Active Living • Encourage Ground Level Retail • Create a Vibrant Marketplace and Activity Core • Building Form • Gateway to the State 	<ul style="list-style-type: none"> • Functional Spaces • Flexibility • Public / Private Partnership Opportunities • Shared, Flexible Parking • Adaptability • Collaboration • Shared Success • River as Economic Driver

POTENTIAL USES:

- Terminal One - well done, adaptive reuse will be a major reason for the draw to the site. Marketplace could be a complementary use to the farmer's market held at Esther Short Park.
 - grow from the 10' x 10' stall to small retail and/or production space
 - incubator business growth
 - unique, authentic to Vancouver
- Hospitality should complement the convention center.
- Flex space - indoor and outdoor.
- Multi-tiered, multi-use dynamic neighborhood.
- Parking is going to be a challenge. Need to phase in structured parking and condition users for paid parking.

