

Waterfront Development Master Plan

Port Commissioner Regular Meeting
August 11, 2015

PRELIMINARY CONCEPTS

PROJECT TEAM

NBBJ
Heritage Research Associates
JLA
Kittelsohn Associates
Leland Consulting Group
Reid Middleton

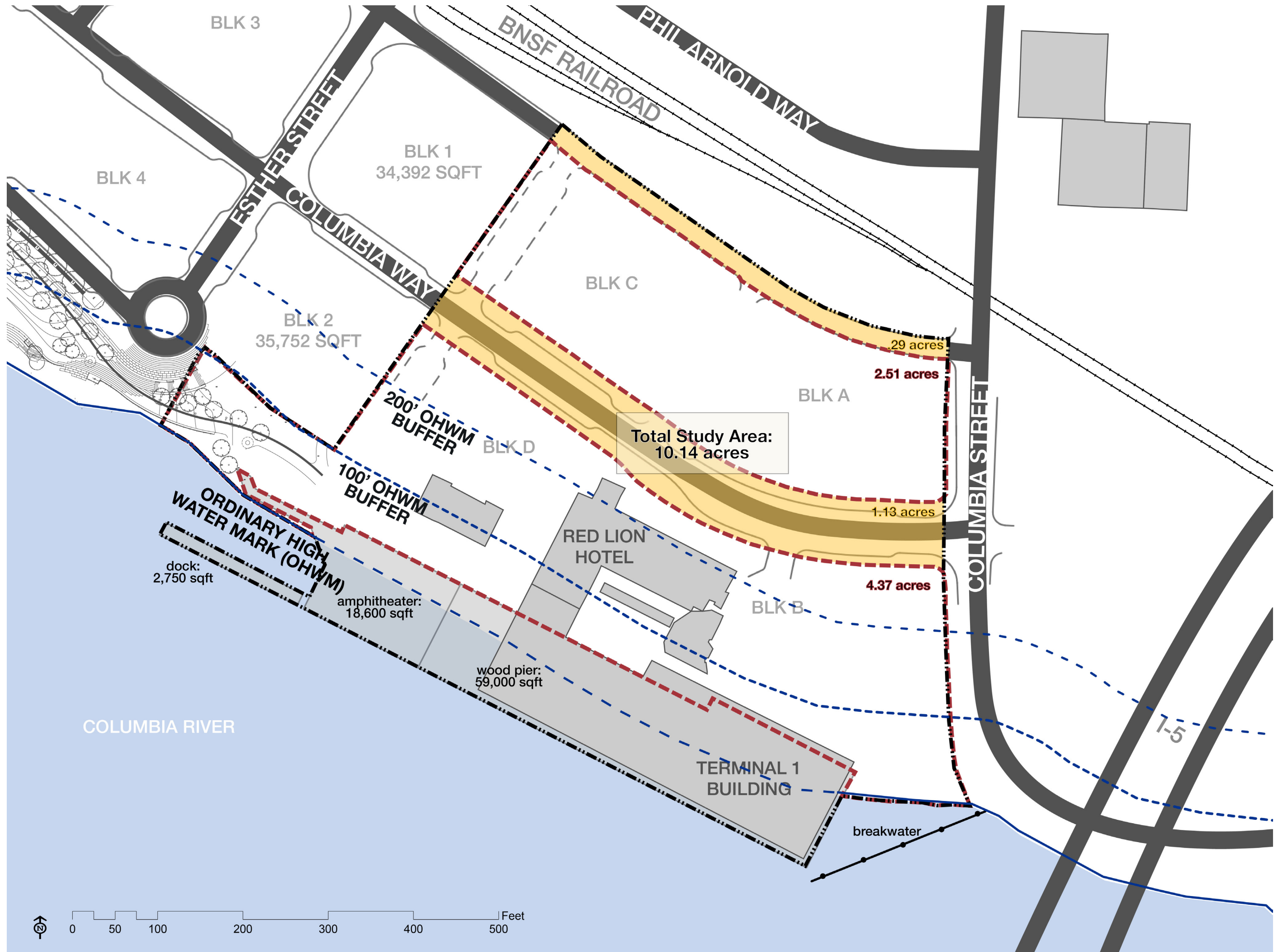


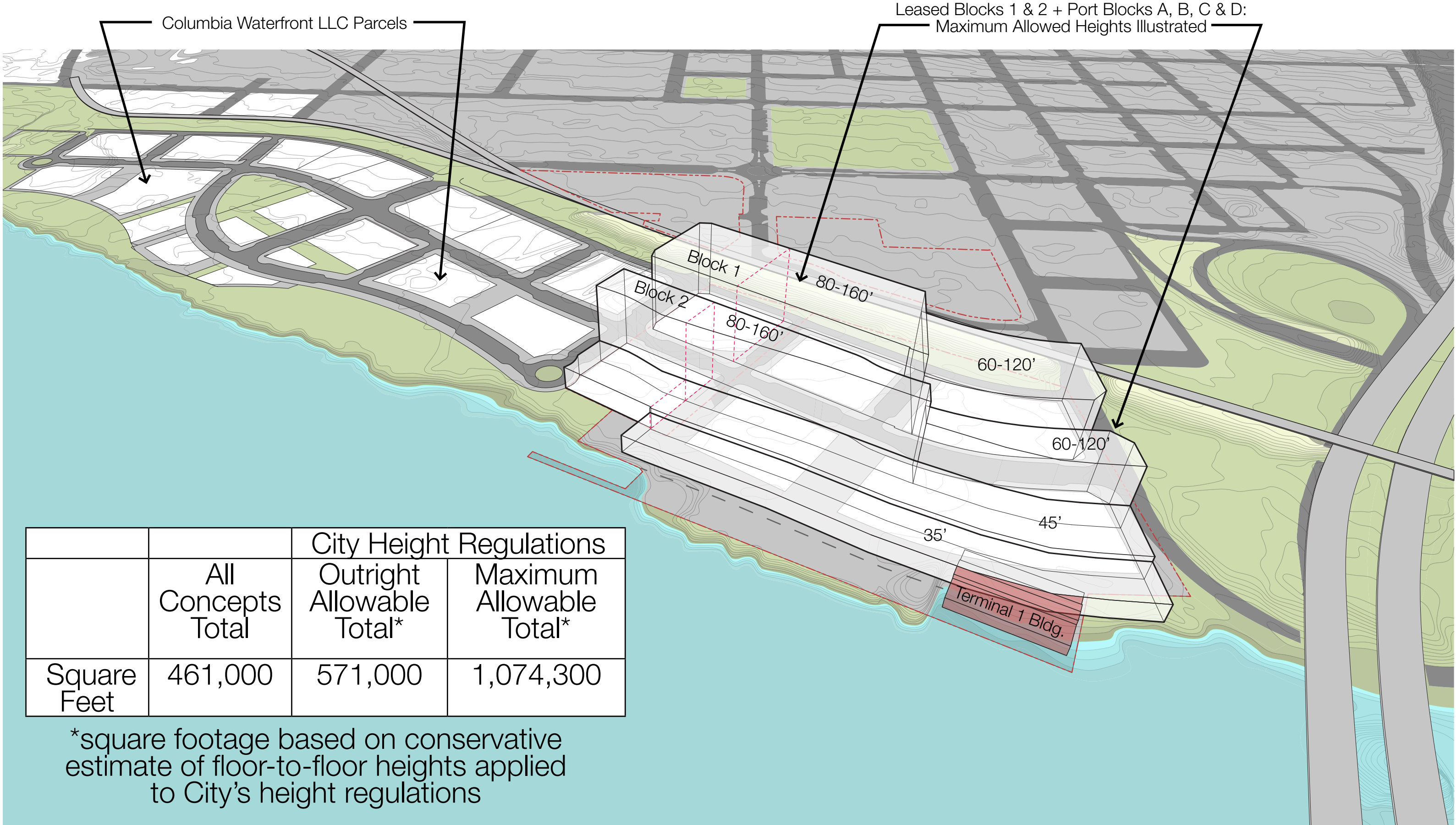
Tampa, Florida

AGENDA

1. Welcome and Introductions
2. Master Plan Process Update
Preliminary Development Program
3. Public Engagement
Online Survey
Public Open House (July 15th)
4. Preliminary Concepts (1-4)
5. Discussion: Preliminary Concepts
6. Next Steps
7. Open Public Comment







	City Height Regulations		
	All Concepts Total	Outright Allowable Total*	Maximum Allowable Total*
Square Feet	461,000	571,000	1,074,300

*square footage based on conservative estimate of floor-to-floor heights applied to City's height regulations

PRELIMINARY DEVELOPMENT PROGRAM



Proposed Use

Estimated Area

Terminal 1 Building **‘Marketplace’**

Adaptive Reuse mixed-use retail, business incubator, specialized craft production uses (brewery, distillery, other regional crafts).

16,000 -32,000 sq. ft.
(core structure)
10,000 - 20,000 sq. ft
(expansion)

Mixed Use / Multi-tenant Office Building

New construction, ground floor retail/ services, mixed office uses

60,000 - 90,000 sq. ft.

Hotel / Hospitality Building

Ground level lobby, meeting room, restaurant and small retail

125-150 keys

Phase I: 224,000 sq. ft.

Open Space

Natural and/or planted landscape areas

TBD

Plaza/ Pier / Promenade

Paving/hardscape areas with some plant materials

TBD

Multi-use Shared Pathway

Min. 12-15 ft. wide

Future Phases (office, retail, restaurant, multipurpose, residential)

240,000 sq. ft. (est.)
60-70 Res. units (est.)

Why residential may be important in the Waterfront Development Project



Public Feedback



Public Feedback

Programmatic

- Consider **parking** requirements
- **Tourism** information (perhaps in Terminal 1)
- **Transit** facilities (multiple comments)
- Maritime museum
- Rentable public market kitchen
- Like the public market
- Multi-purpose center should be convertible to open air
- River tourism/commerce
- **Performing arts center**/multi-use space (multiple comments)
- More facilities the **whole community can enjoy**
- Historic museum
- Trolley connection between waterfront and downtown
- Need a **grocery store** (multiple comments)
- Need more **multi-family housing** options
- Artisan maker's space
- Restaurants
- Recognize Vancouver residents as formal stakeholders

Site

- More (publicly accessible) **green roofs** on all concepts
- Integrate site **history**
- Repurpose dock
- Give **community** members the best access and views
- Parking structure between railroad berm and new buildings
- Residential structure by I-5
- Excited about waterfront **walkability**
- Gateway feature needs to be distinctive from Fort Vancouver
- Good **lighting for safety** under/near bridge and from downtown (multiple comments)
- Residential along the waterfront

Open Space/ Trail

- More **trees** and green spaces (multiple comments)
- Show where the trail will go on all plans
- Keep existing trees
- Seperate trail for thru traffic (bike commuters, runners) and slower traffic (tourists, families)
- Keep bikes and pedestrians seperate on the trail
- People need **shade**
- **Sail boating** club
- Maintain/expand boat launch area
- **Bicycle/boat rental**
- **Rain gardens**
- Water feature for **kids**
- **Seating** areas

Feedback - Comment Cards

“What words of advice would you give the port as we move forward with this program?”

- The Port should work with Barry Cain
- Vancouver’s **historic heritage, natural beauty, and hi-tech environment** make this a special place - integrate these things into the project
- Focus on **sustainability**
- Integrate the site’s **history**
- Formally include the **community** as a stakeholder (multiple comments)
- Community interests should come first
- **Small business** opportunities?
- Integrate strong **marketing** materials
- Space to feature the Women’s Tapestry
- Talk with people at Fort Vancouver, WSU, the Historical Society and Genealogical Society
- Focus on creating **design guidelines**
- Focus on **transportation options** and access to the property
- Be transparent in the process. Provide information to the public and ask for their opinions
- Provide amenities that community members will use



Online Survey Feedback (108 total responses)

“Do you currently visit Vancouver’s Columbia River waterfront?”

- Yes - 75%
- No - 25%

“Which uses would you like to see incorporated into the Port’s waterfront development?” (listed by popularity)

- Access to waterfront and parks
- Walking/biking paths
- Restaurants
- Public market space
- Outdoor event space
- Retail/shopping
- Public docks
- Public art
- Hotel
- Multi-purpose indoor event center
- Housing
- Grocery
- Fishing piers
- Office

“What excites you most about the future of the waterfront?” (listed by popularity)

- Added vibrancy to downtown
- Expanded public access to the waterfront
- Added economic benefit to the community
- Capture the history of Vancouver’s waterfront
- Improved livability for city residents
- Enhanced options for tourism

“Do you live or work within a mile of the downtown Vancouver waterfront?”

- Yes - 41%
- No - 59%



Preliminary Program & Concepts

Concept 1: “Baseline”



Concept 2: “Grid Shift”



Concept 3: “Daniels Way”



Concept 4: “Pier First Restoration”



Concept 1: “Baseline”

ILLUSTRATIVE SITE PLAN

Block Area: 180,607 sq. ft (4.1 acres)

Proposed Development

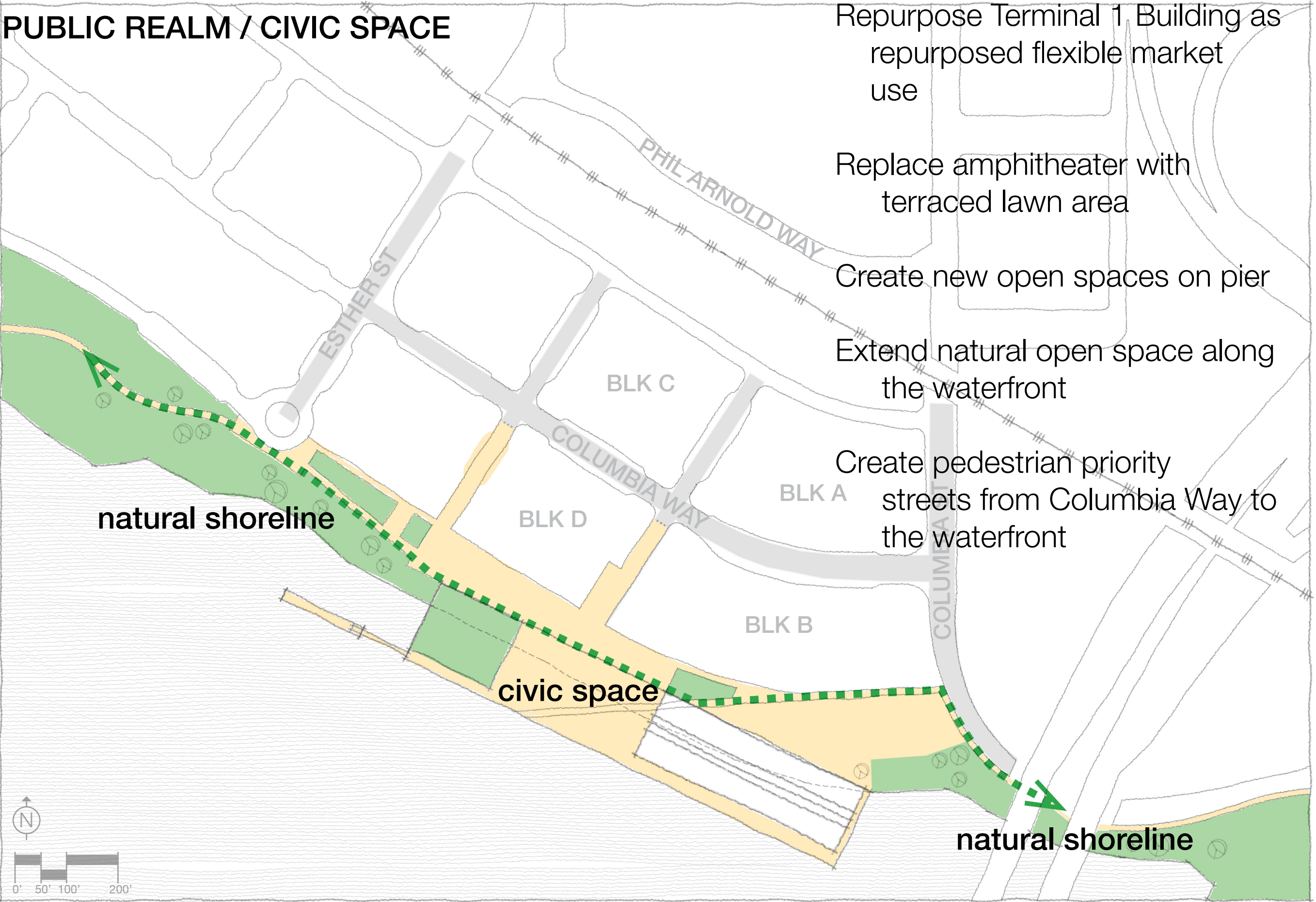
Phase I:	224,000 sq. ft.
Phase II:	240,000 sq. ft.
Total:	464,000 sq. ft.

Parking Required (COV)

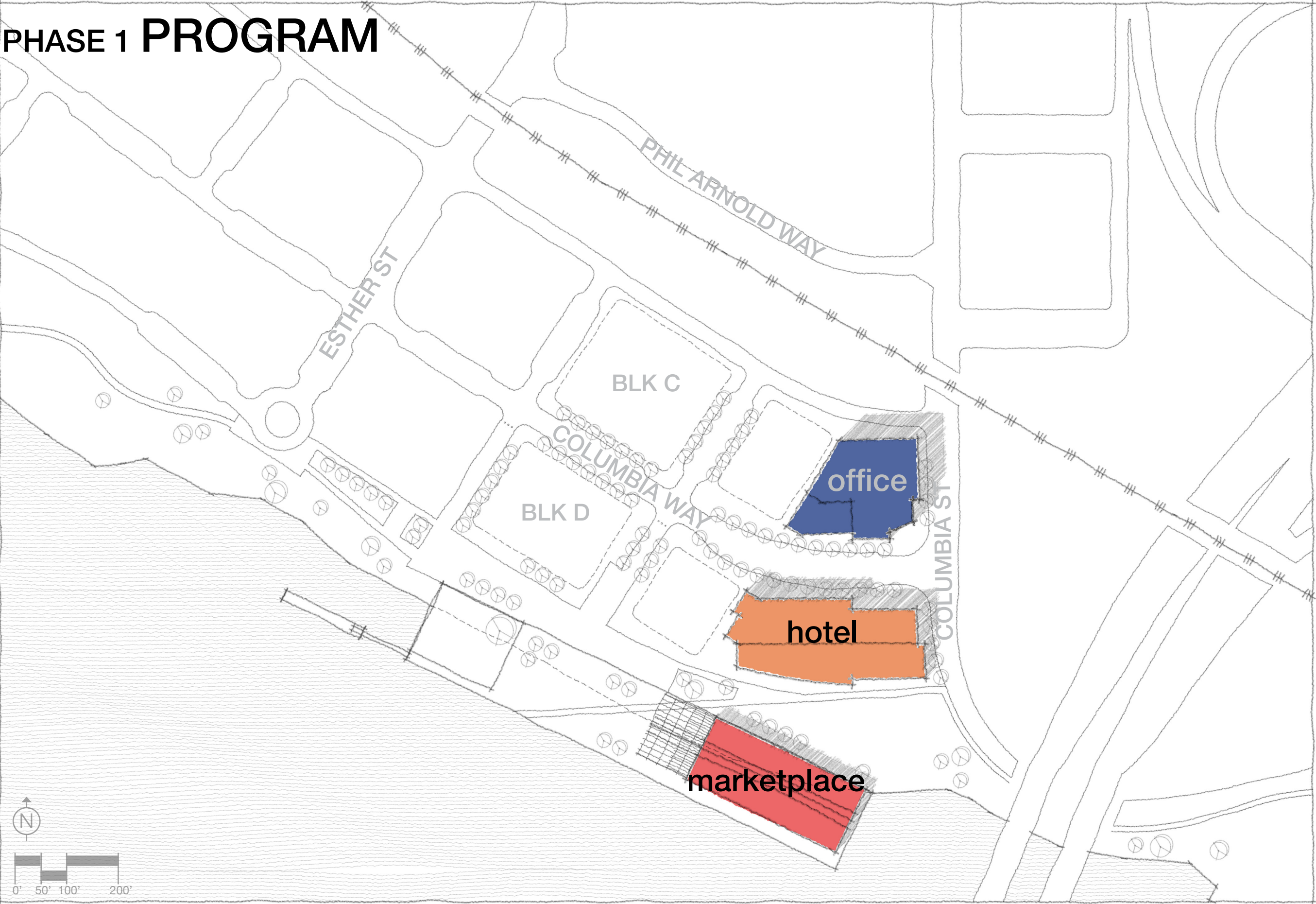
Phase I:	284 spaces
Phase II:	237 spaces
Total:	521 spaces
Provided:	570 spaces



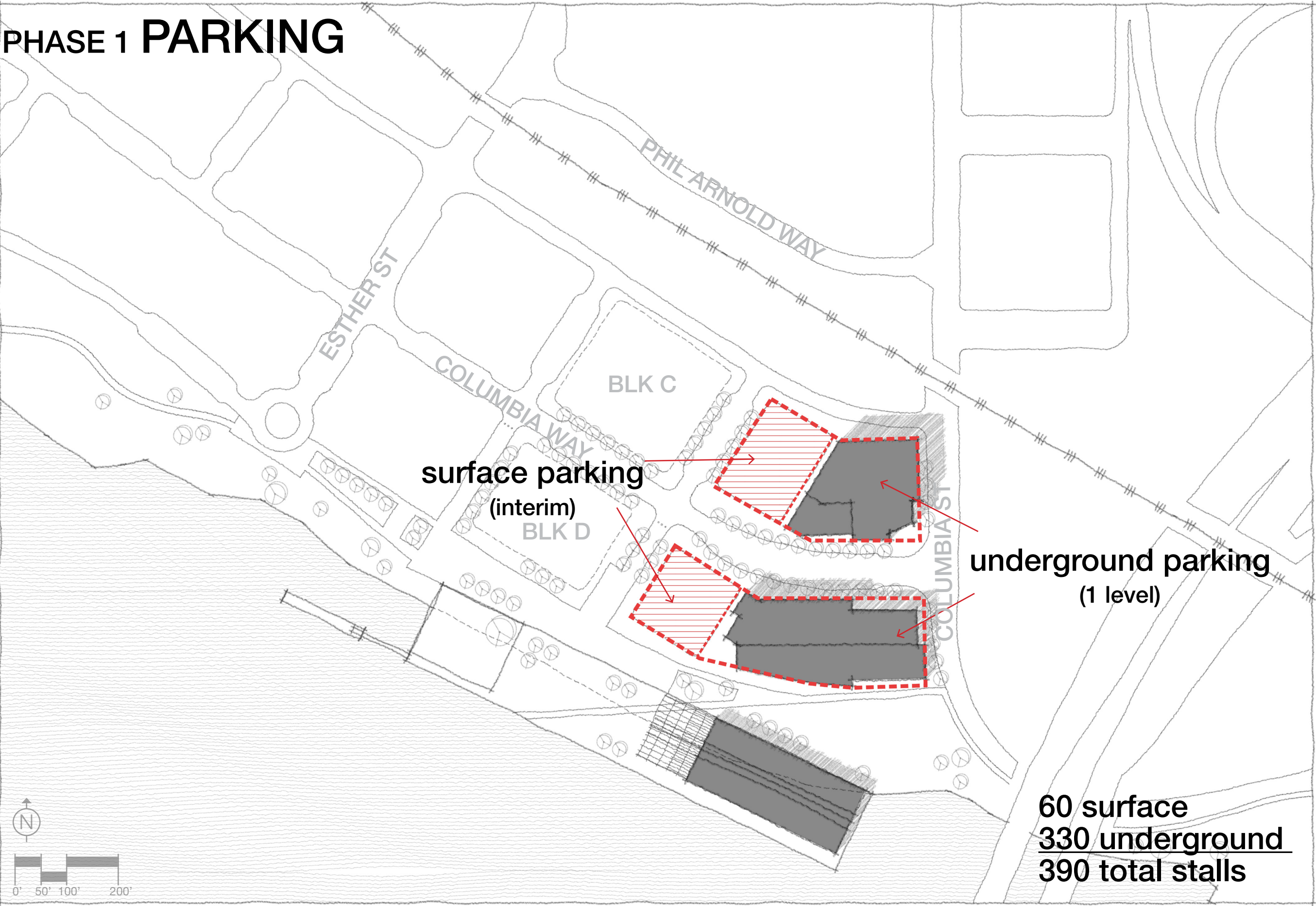
PUBLIC REALM / CIVIC SPACE



PHASE 1 PROGRAM



PHASE 1 PARKING



Concept 2: “Grid Shift”

ILLUSTRATIVE SITE PLAN

Block Area: 195,140 sq. ft (4.5 acres)

Proposed Development

Phase I: 224,000 sq. ft.

Phase II: 240,000 sq. ft.

Total: 464,000 sq. ft.

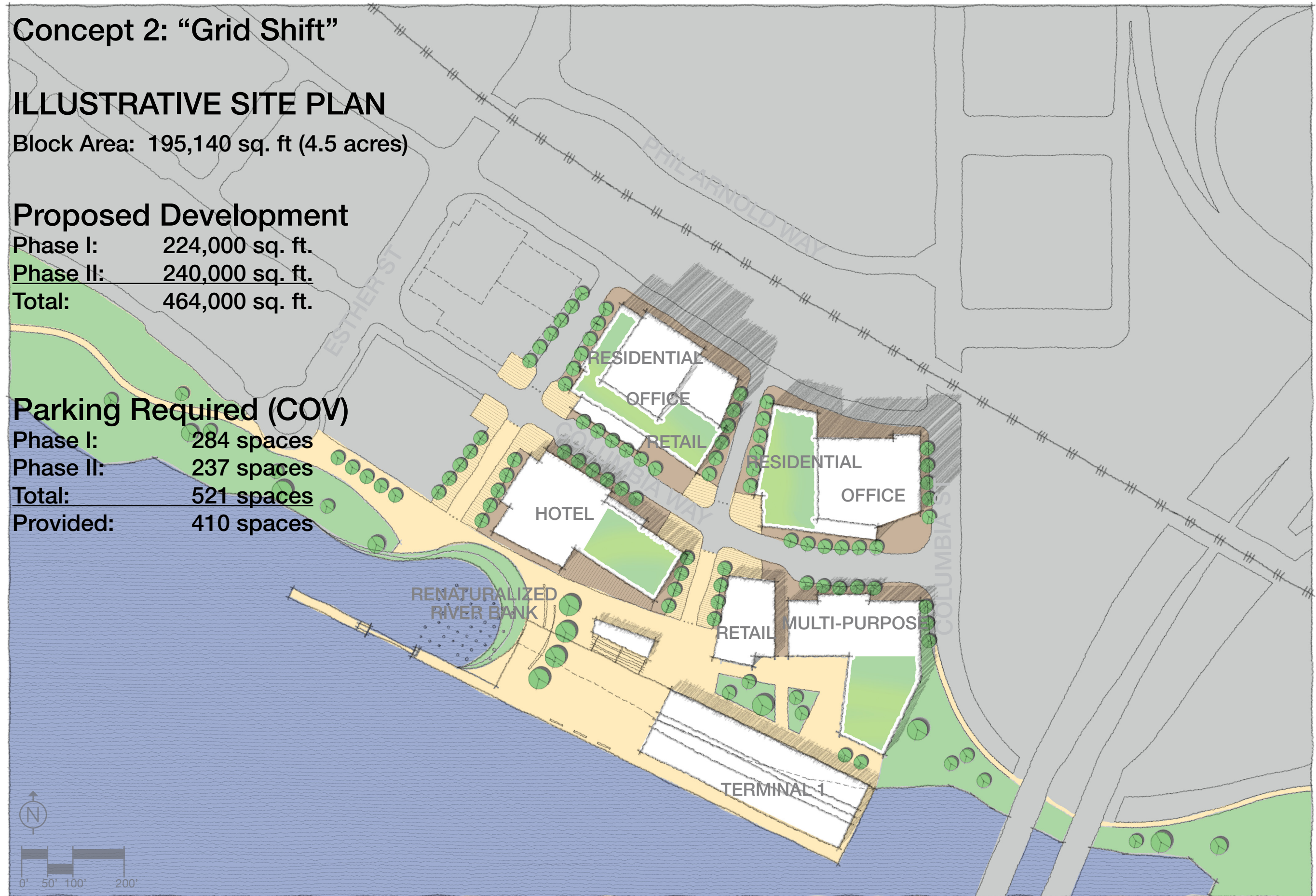
Parking Required (COV)

Phase I: 284 spaces

Phase II: 237 spaces

Total: 521 spaces

Provided: 410 spaces



PUBLIC REALM / CIVIC SPACE

Amphitheatre replaced with natural shoreline cove

“Woonerf” style plaza adjacent to water on radial streets

Raised intersection to emphasize pedestrian movement and slow traffic

Terminal 1 building restored to original 32,000 sqft size

natural shoreline

civic space

ESTHER ST

PHIL ARNOLD WAY

COLUMBIA WAY

COLUMBIA ST

BLK C

BLK A

BLK D

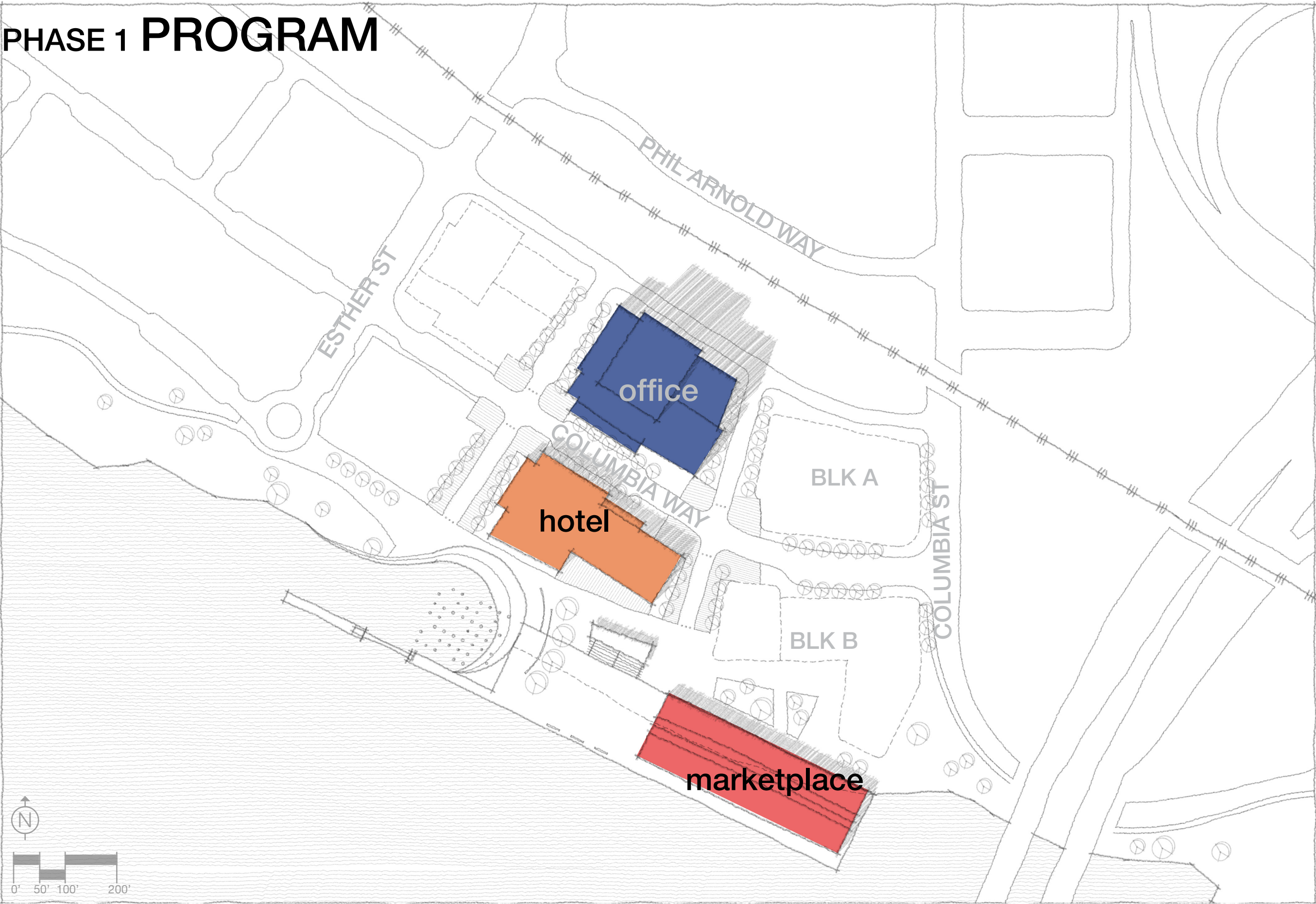
BLK B

natural shoreline

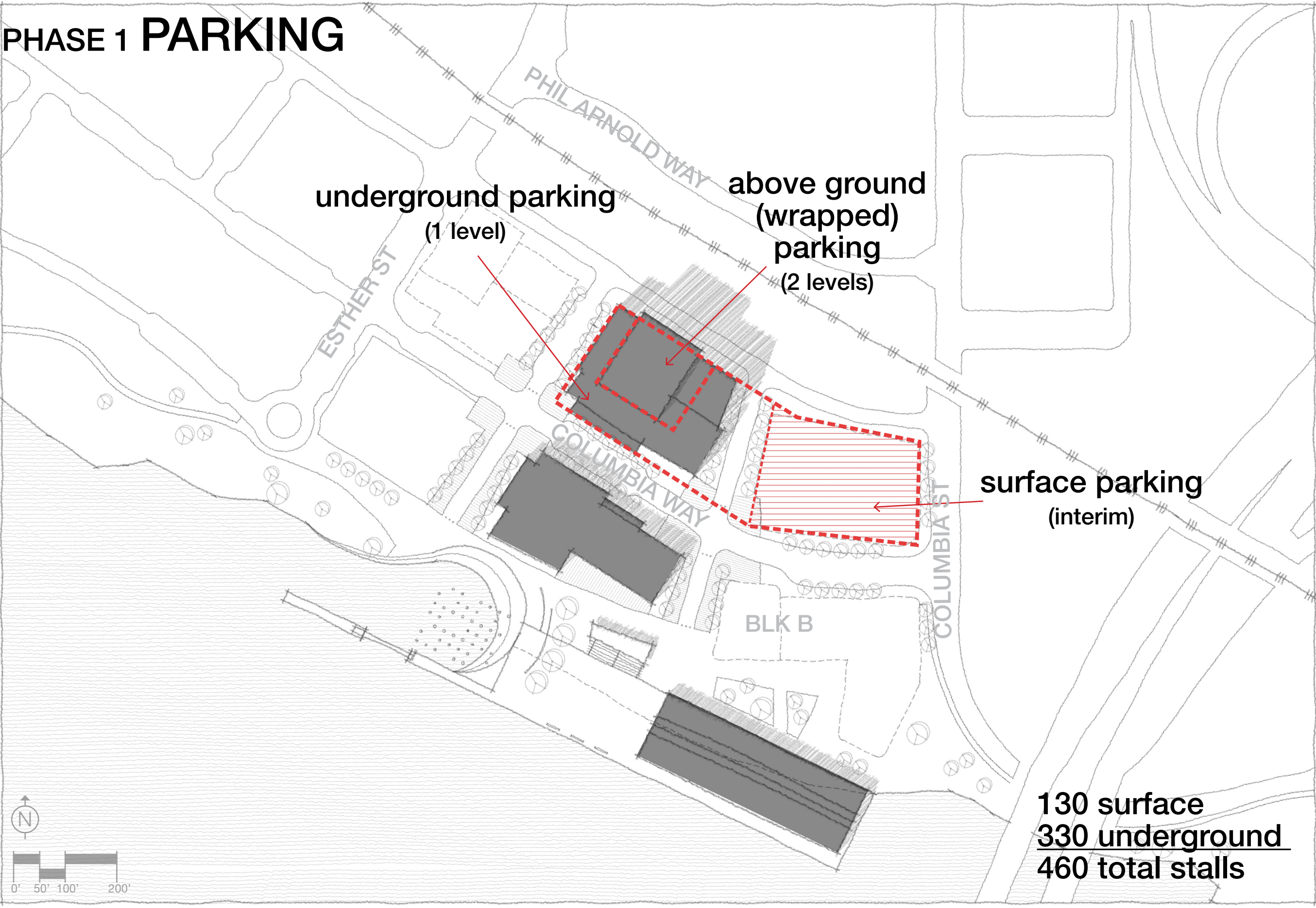
0' 50' 100' 200'

N

PHASE 1 PROGRAM



PHASE 1 PARKING



Concept 3: "Daniel's Way"

ILLUSTRATIVE SITE PLAN

Block Area: 181,773 sq. ft (4.2 acres)

Proposed Development

Phase I: 224,000 sq. ft.

Phase II: 240,000 sq. ft.

Total: 464,000 sq. ft.

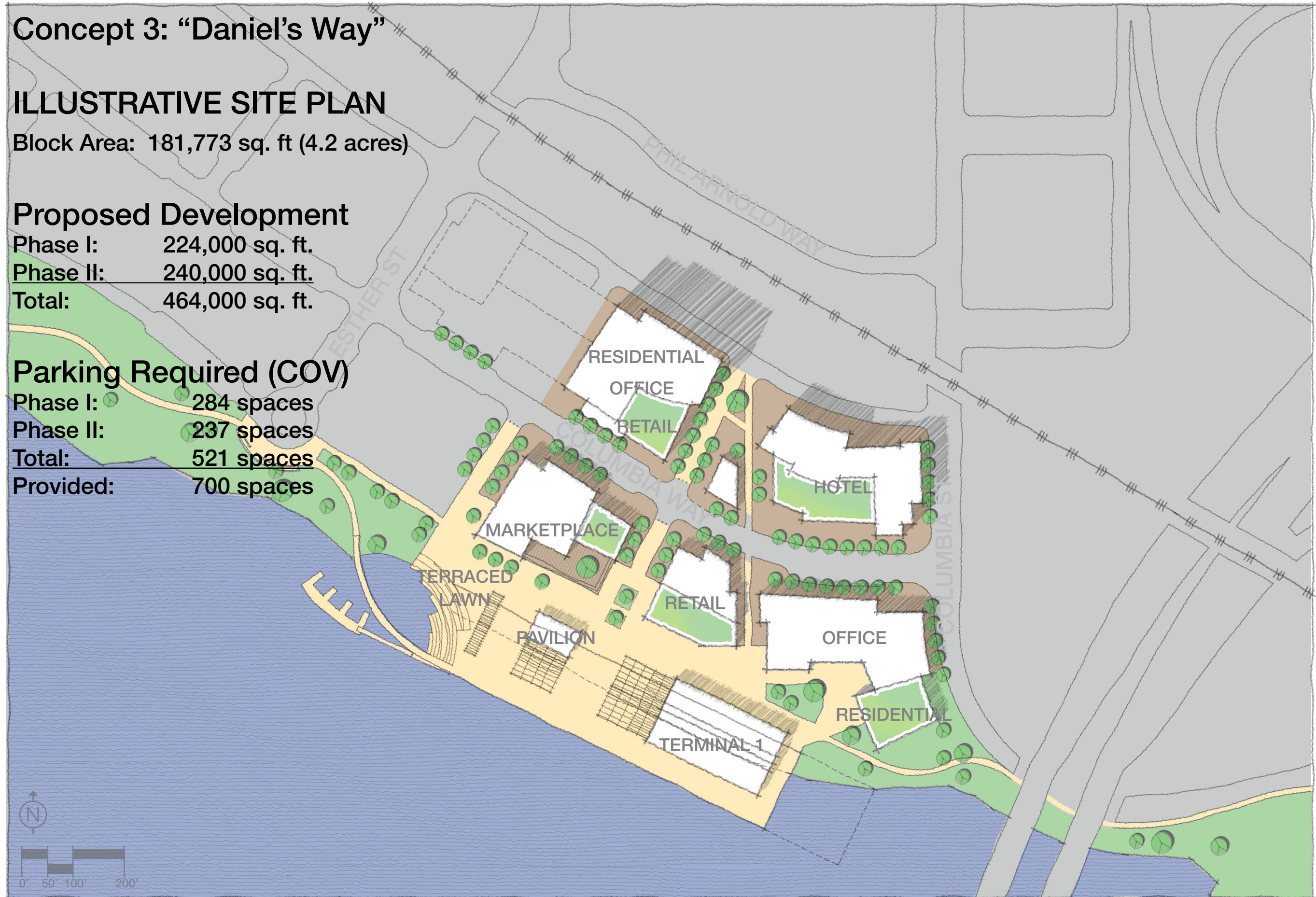
Parking Required (COV)

Phase I: 284 spaces

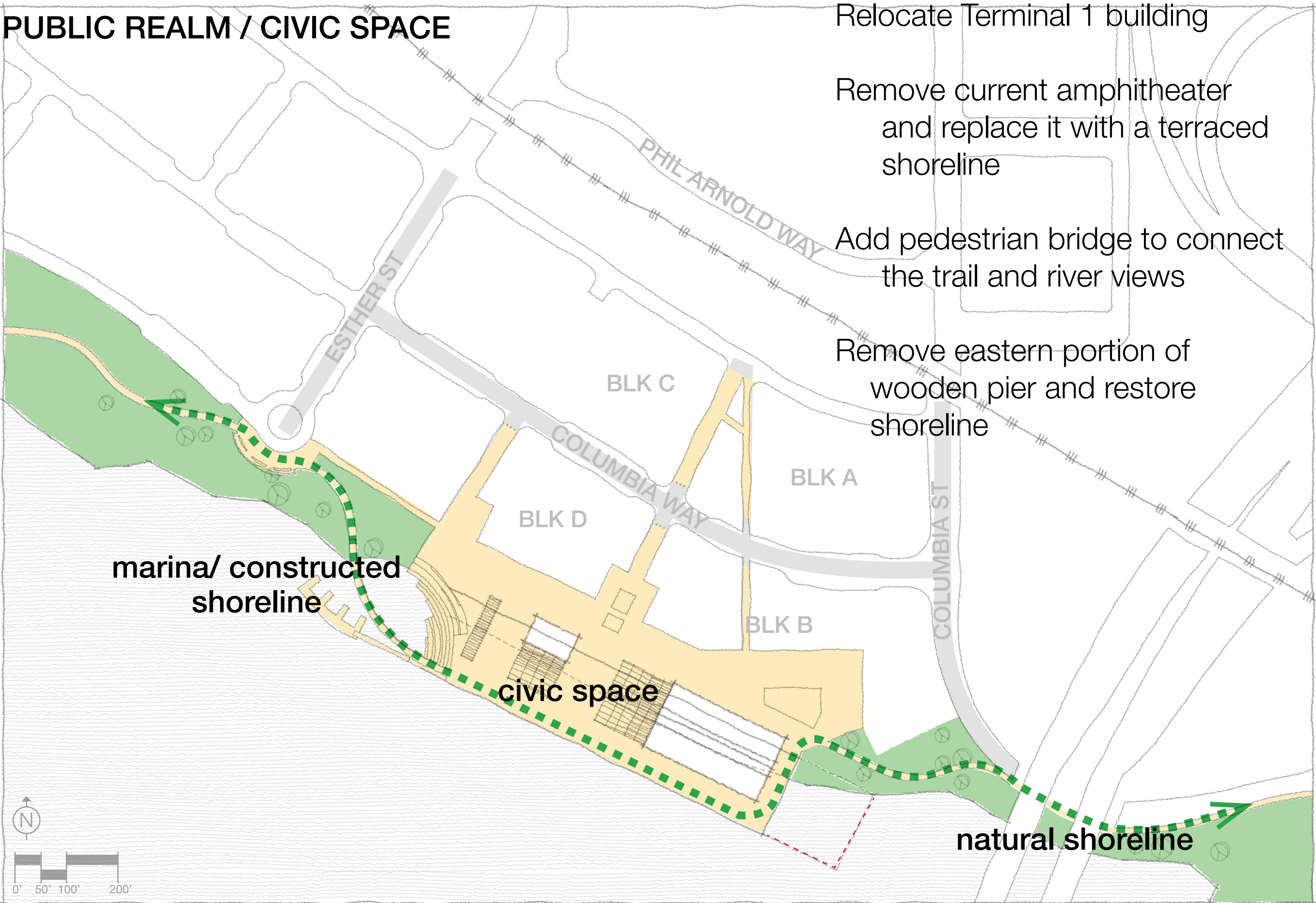
Phase II: 237 spaces

Total: 521 spaces

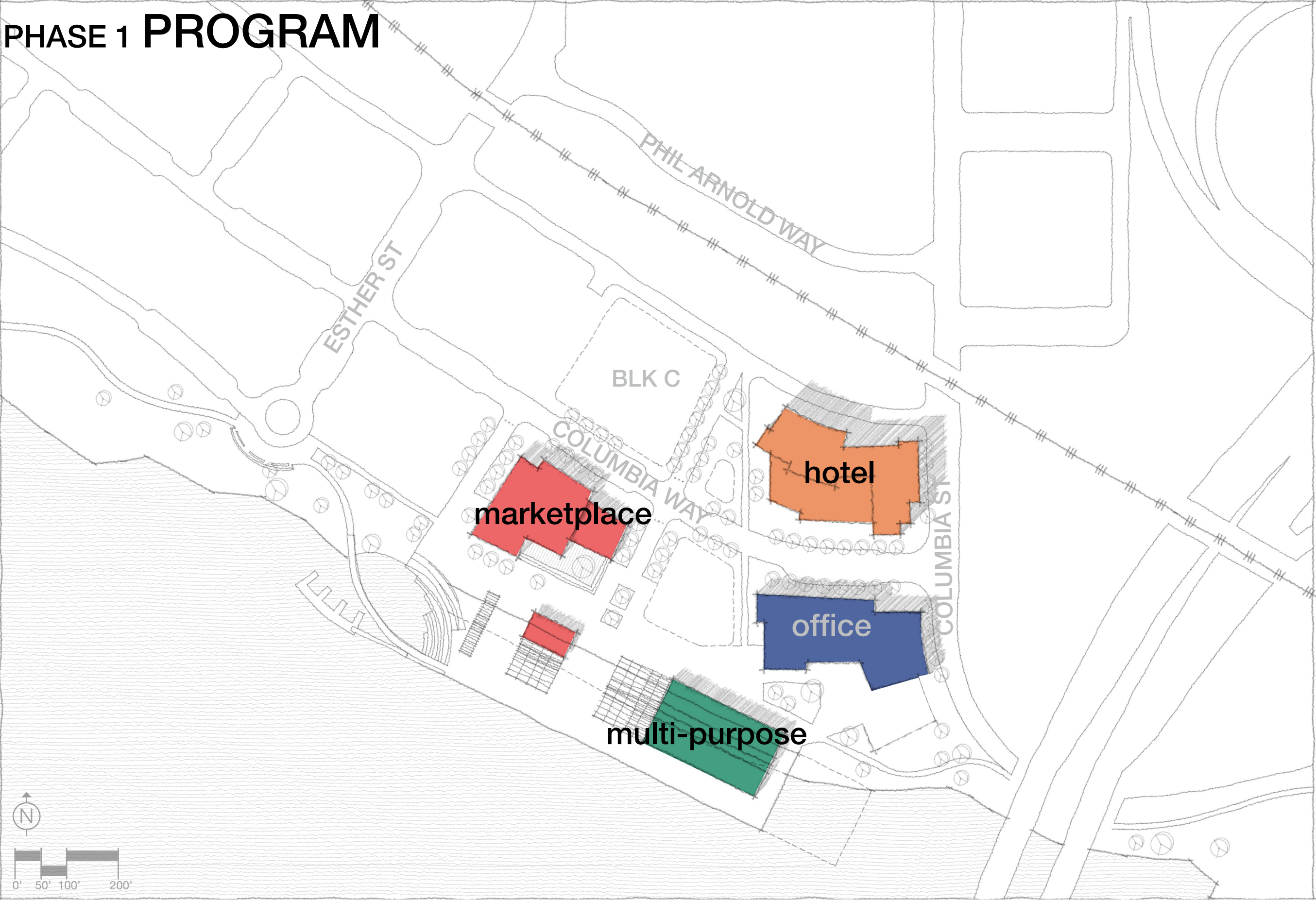
Provided: 700 spaces



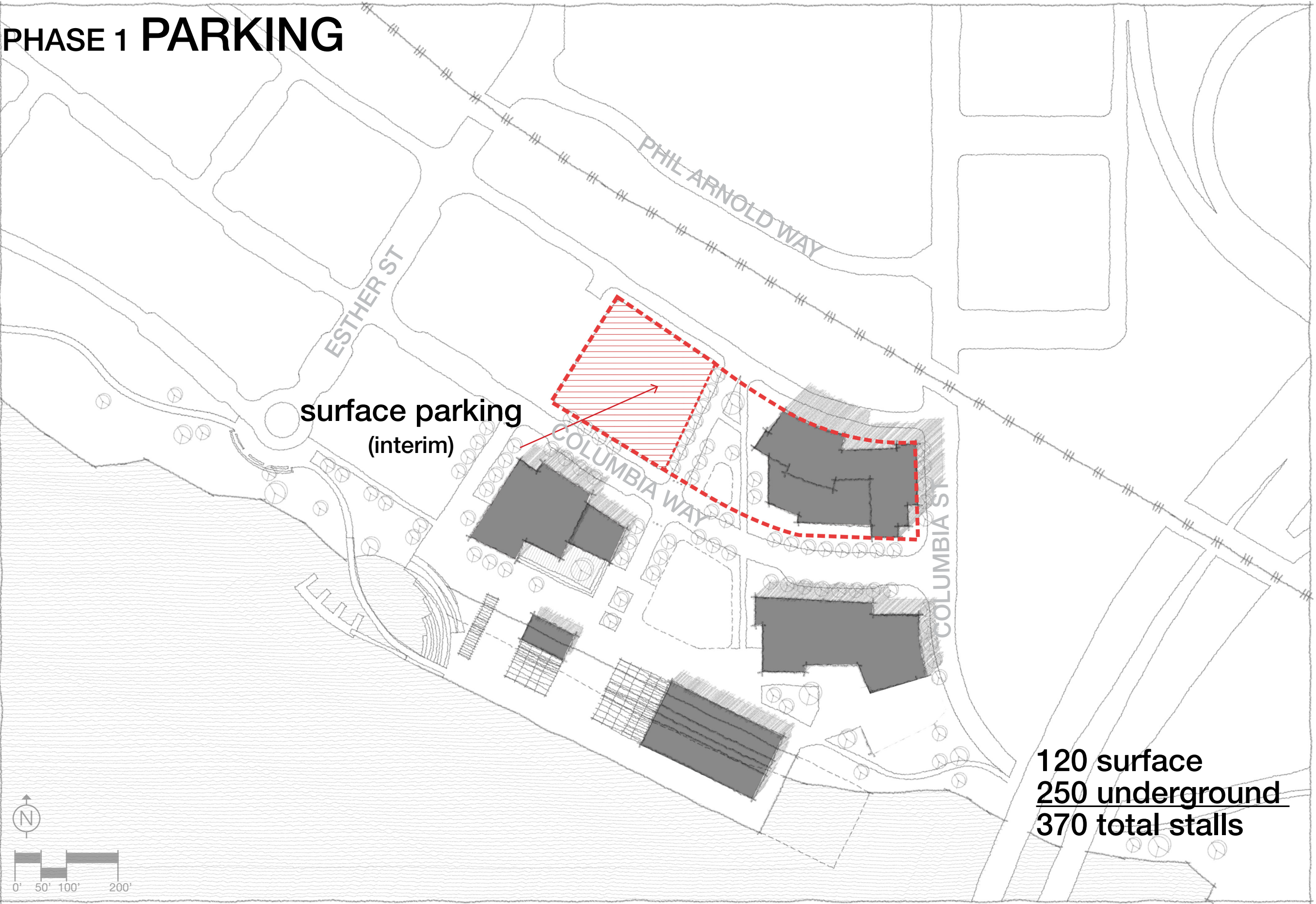
PUBLIC REALM / CIVIC SPACE



PHASE 1 PROGRAM



PHASE 1 PARKING



Concept 4: "Pier First Restoration"

ILLUSTRATIVE SITE PLAN

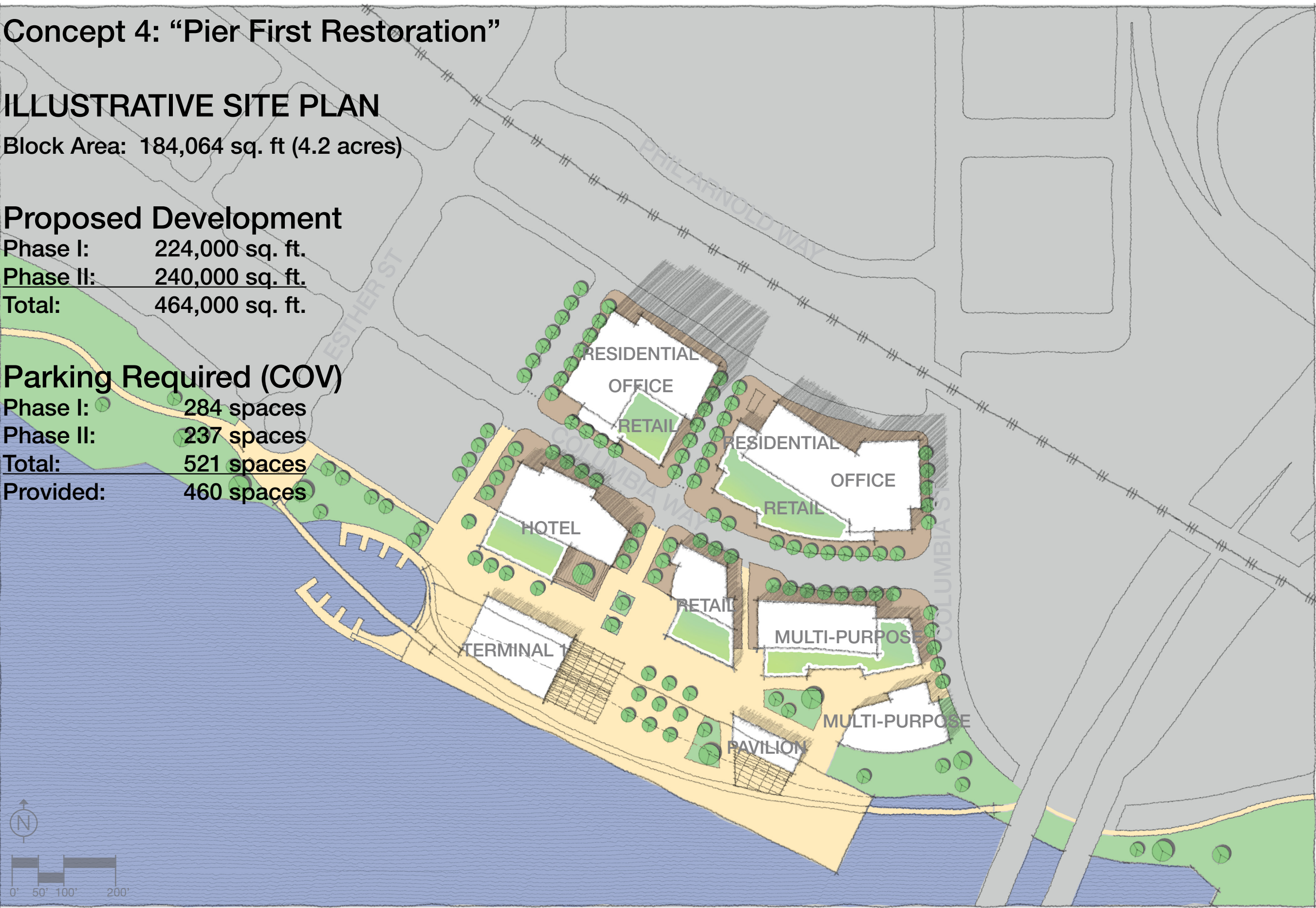
Block Area: 184,064 sq. ft (4.2 acres)

Proposed Development

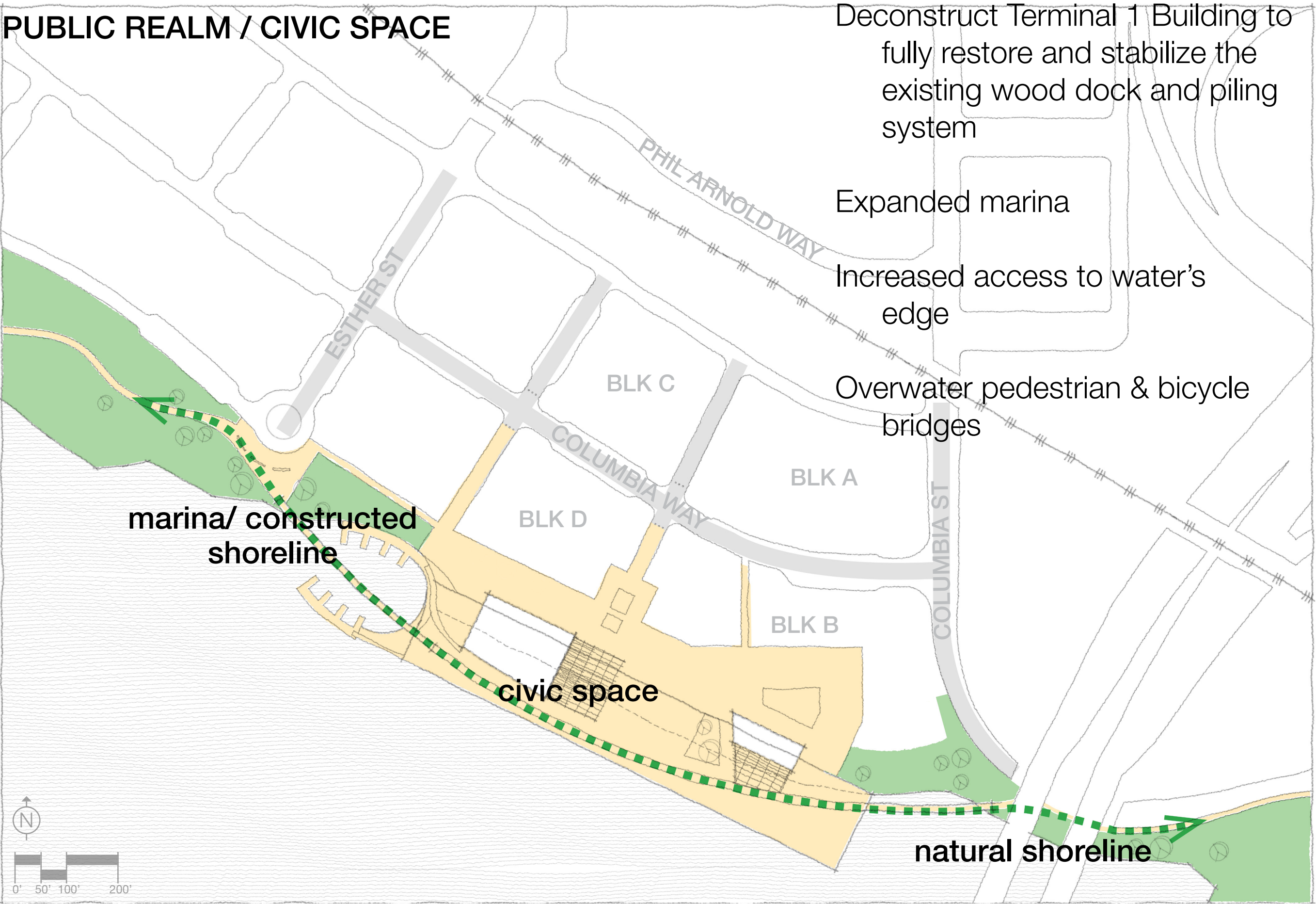
Phase I:	224,000 sq. ft.
Phase II:	240,000 sq. ft.
Total:	464,000 sq. ft.

Parking Required (COV)

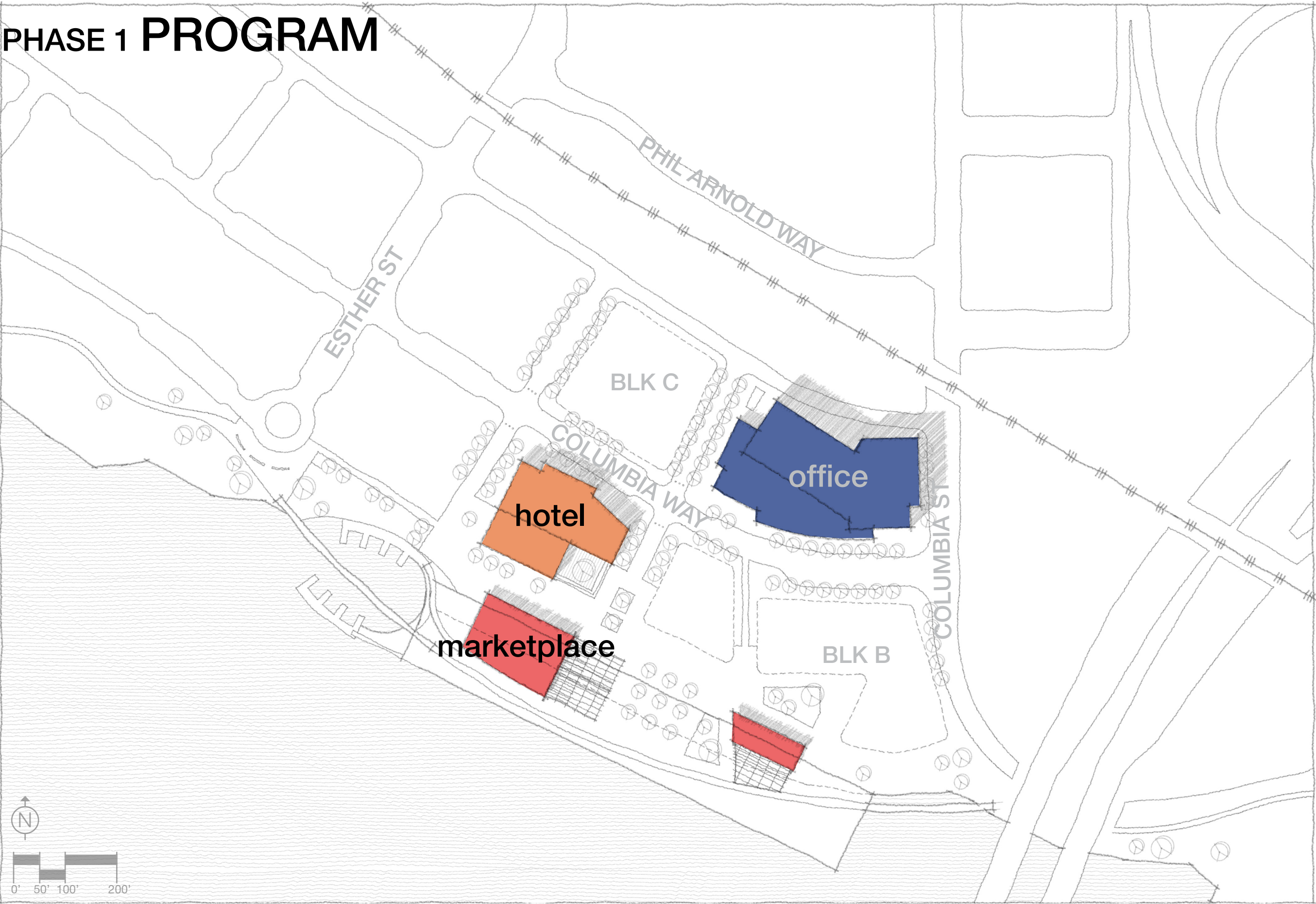
Phase I:	284 spaces
Phase II:	237 spaces
Total:	521 spaces
Provided:	460 spaces



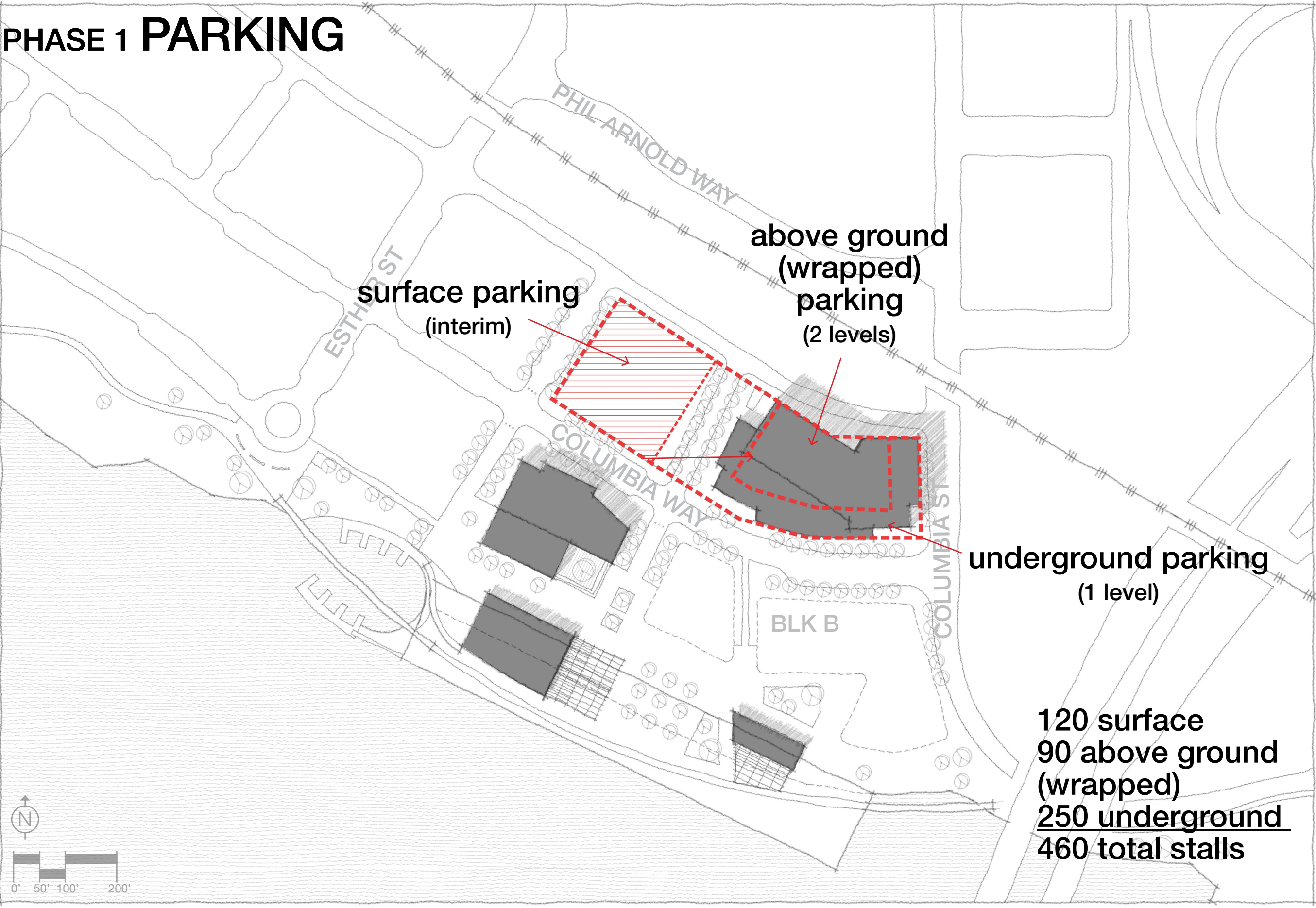
PUBLIC REALM / CIVIC SPACE



PHASE 1 PROGRAM



PHASE 1 PARKING



120 surface
90 above ground (wrapped)
250 underground
460 total stalls

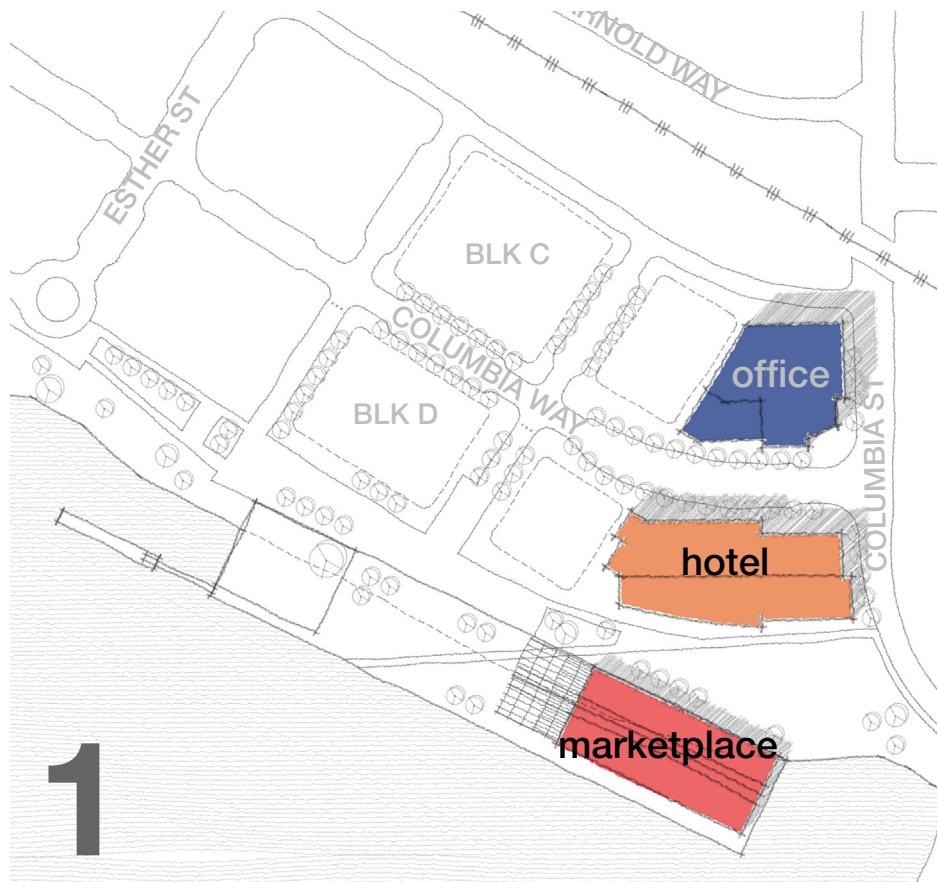
Commissioner Discussion



KEY DISCUSSION POINTS

1. Hotel/ hospitality location
2. Multi-tenant office location(s)
3. Terminal 1 building/ pier
4. Residential type & location(s)
5. Public space/ location(s)
6. Primary trail alignment

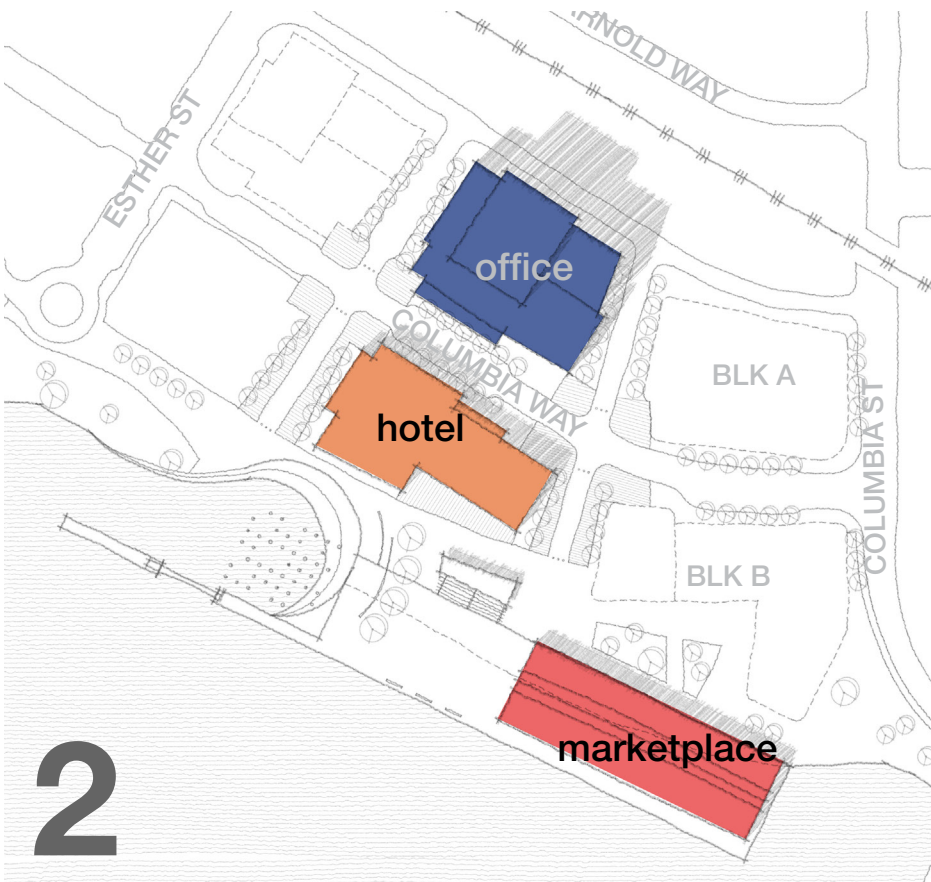
Which Phase 1 program locations are best?



OPTION 1
Hotel/ Hospitality
Block B

Multi-Tenant Office
Block A

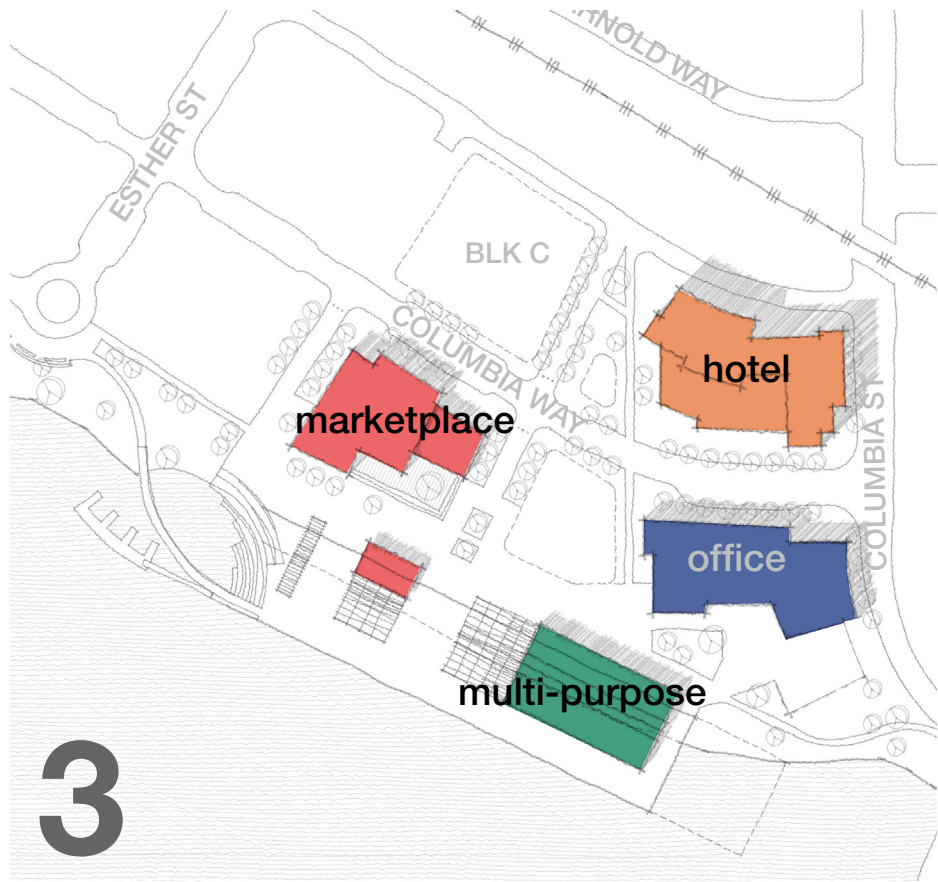
Terminal 1 /
Marketplace
Restored in place
(28,000 SF)



OPTION 2
Hotel/ Hospitality
Block D

Multi-Tenant Office
Block C

Terminal 1 /
Marketplace
Restored in place



OPTION 3
Hotel/ Hospitality
Block A

Multi-Tenant Office
Block B

Terminal 1 /
Multi-Purpose
Rebuilt to west

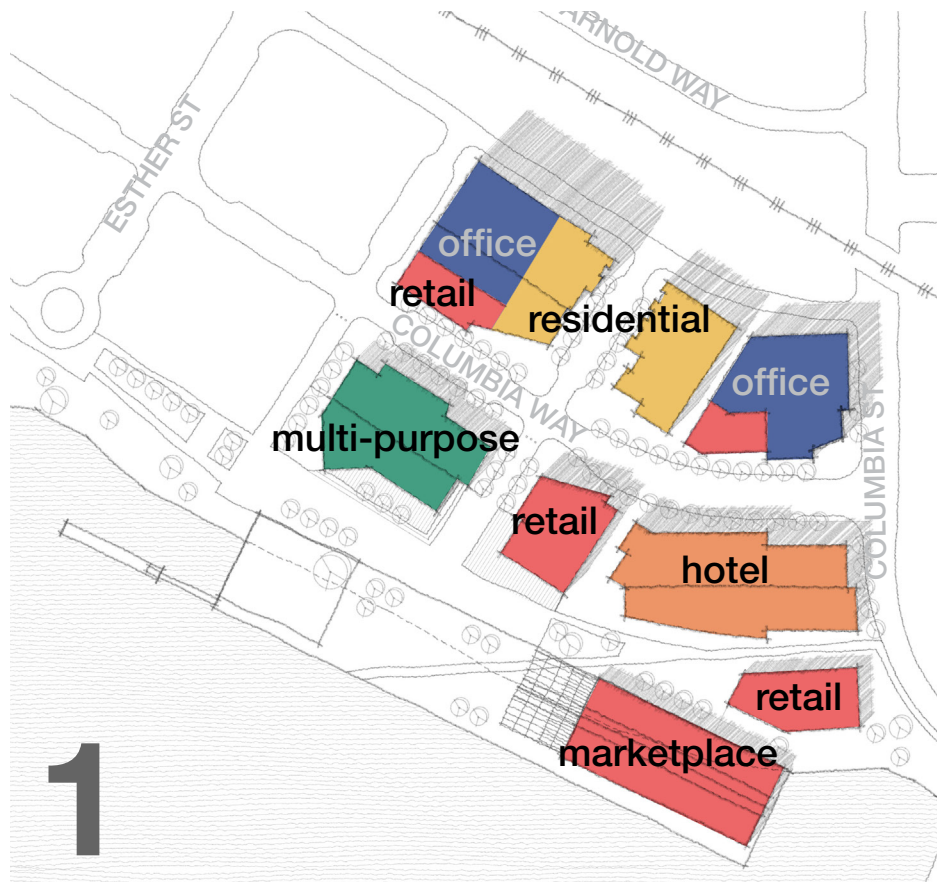


OPTION 4
Hotel/ Hospitality
Block C

Multi-Tenant Office
Block A

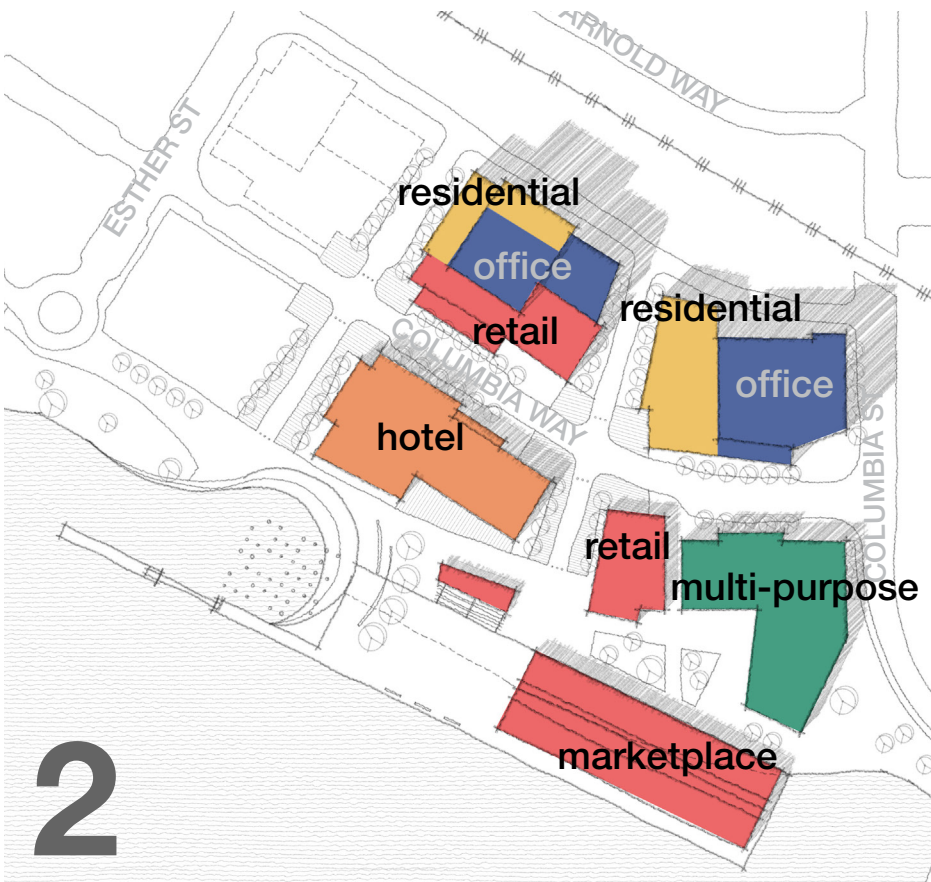
Terminal 1 /
Marketplace
Rebuilt to west, on
steel pier (22,000 SF)

What kind of residential? Where?



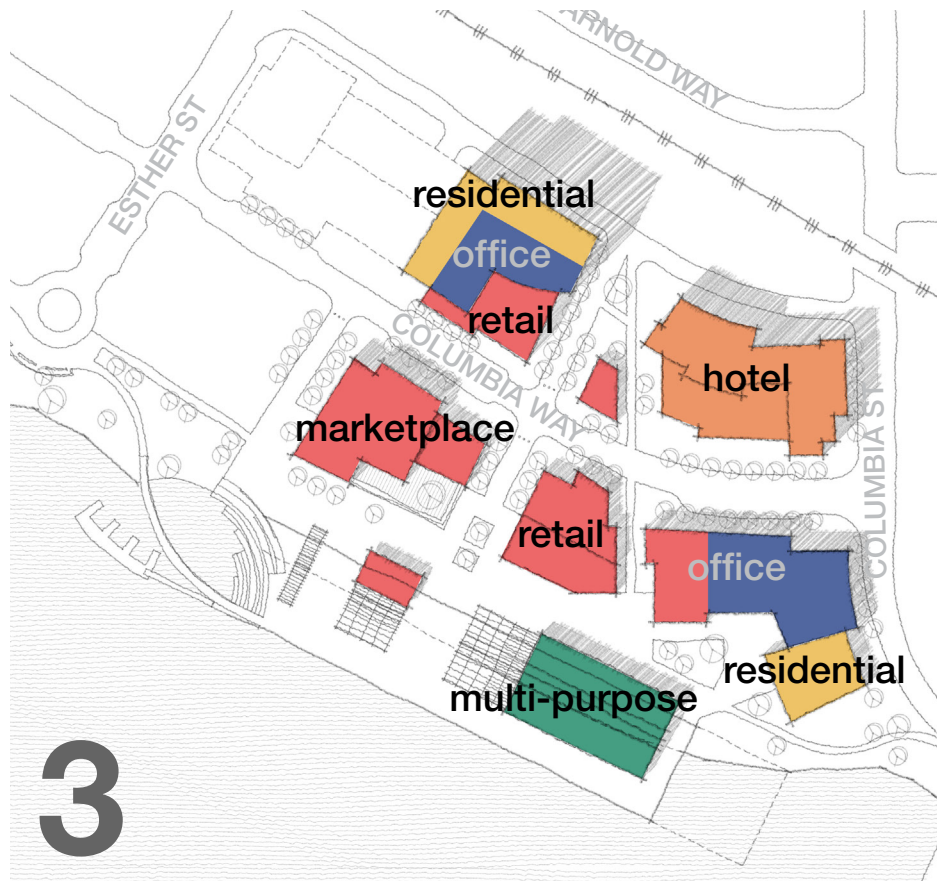
OPTION 1
Live/ Work (rental)
Block A

Apartments
Block C



OPTION 2
Live/ Work (rental)
Block A

Apartments
Block C



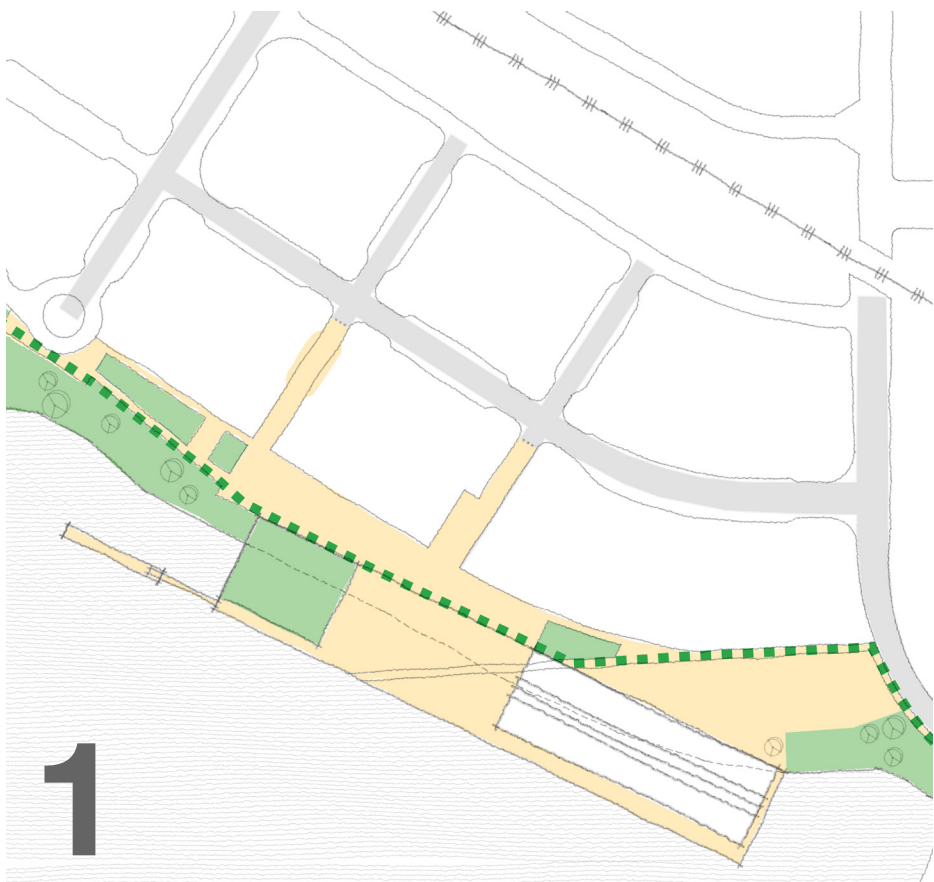
OPTION 3
Live/ Work (rental)
Block B

Apartments
Block C



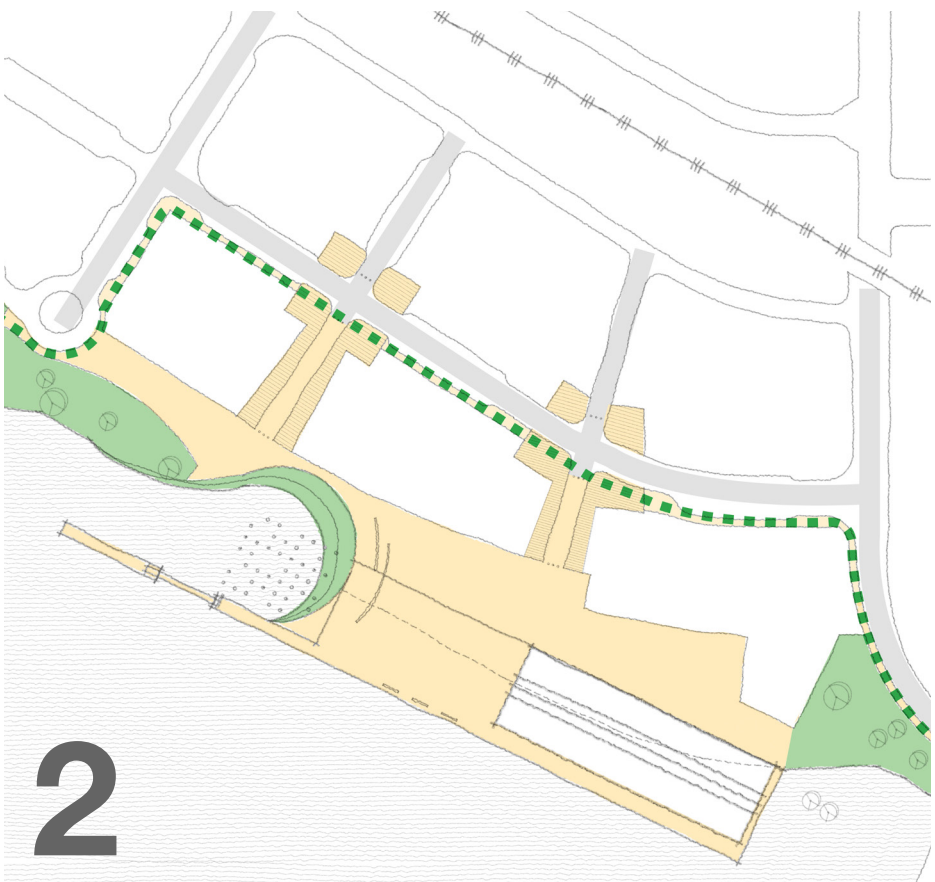
OPTION 4
Apartments
Blocks A & C

What open space functions should be provided?



OPTION 1

- wood pier/ plaza
- trail
- natural open space
- structured lawn (replaces amphitheater)
- pedestrian streets from Columbia Way to the waterfront



OPTION 2

- wood pier/ plaza
- trail
- natural open space
- natural shoreline COVE (replaces amphitheater)
- “woonerf” style plazas & raised intersections



OPTION 3

- wood pier/ plaza
- trail
- natural open space
- terraced shoreline (replaces amphitheater)
- redesign boat moorage
- remove portion of pier/ restore shoreline



OPTION 4

- wood pier/ plaza
- trail
- natural open space
- expanded marina (replaces amphitheater)
- overwater pedestrian & bicycle bridges

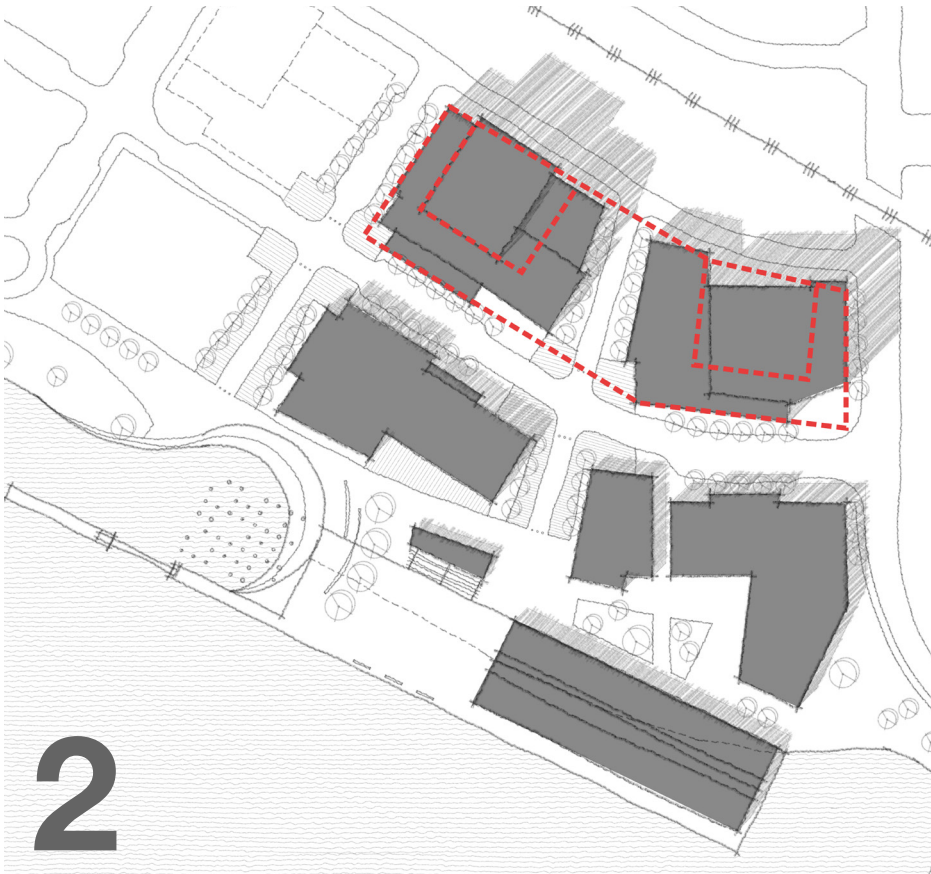
How should parking be phased?



OPTION 1
self-parked blocks
include structured
parking per use:

phase 1
60 surface
330 underground
390 total stalls

build-out
80 above ground
490 underground
570 total stalls



OPTION 2
interim surface &
shared parking
structures:

phase 1
130 surface
330 underground
460 total stalls

build-out
160 above ground
250 underground
410 total stalls



OPTION 3
interim surface
parking & shared
structure w/CW LLC:

phase 1
120 surface
250 underground
370 total stalls

build-out
300 above ground
400 underground
700 total stalls



OPTION 4
interim surface
parking & shared
structure:

phase 1
120 surface
90 above ground
250 underground
460 total stalls

build-out
160 above ground
250 underground
410 total stalls







GATEWAYS, GREEN ROOFS & BELVEDERES



PUBLIC ART & WAYFINDING



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

		Restoration of Terminal 1 Building	Pier Structure	Amphitheater	Shoreline	Phase 1 Office	Hotel	Live / Work Residential	Daniel's Way Extension	Parking Strategy	Renaissance Trail Location	Block Design
"BASELINE"		In-place 28,000 SF Market-place	Restore as needed	Renovate amphitheater as terraced lawn area	No changes	Block A 90-100k SF + future building	Block B 150 keys + future building	Blocks B & C # units TBD Phase 1 & future	Not precluded	Self-parked blocks include structured parking for each use	Along north edge of pier & through Block B	No changes; Largest block areas on Blocks A & B
"GRID SHIFT"		In-place 32,000 SF Market-place	Restore as needed Remove steel pier	Remove amphitheater	Natural shoreline cove restoration near Block D	Block C 90-100k SF	Block D 150 keys	Block A # units TBD future phase	Not precluded	Phase 1 underground parking on Block A + shared structure on Blocks A & C	On Columbia Way	Access roads as woonerfs w/raised intersection; Radial alignment; Equal blocks
"DANIEL'S WAY"		Relocated 32,000 SF Multi-Purpose Center	Restore as needed; Remove steel pier; Shorten east pier for shoreline restoration	Remove amphitheater	Build terraced shoreline edge near Block D	Block B 90-100k SF + future building	Block A 150 keys	Block B # units TBD future phase?	Connects to the river	Phase 1 underground parking on Block A + shared structure on Blocks C & 1	Along new pedestrian bridge & north edge of pier New pedestrian bridge	Access roads as woonerfs; Largest block areas on A & B
"PIER FIRST"		Relocated 22,000 SF Market-place	Restore as needed; Infill steel pier area for Terminal 1 site	Infill / level amphitheater for Terminal 1 site	No changes	Block A 90-100k SF	Block D 150 keys	Block B # units TBD future phase?	Connects to the river	Shared parking structures on Blocks A & C	Along new pedestrian bridges & north edge of pier Two new pedestrian bridges	Access roads as woonerfs; Largest block areas on A & B