

West Quadrant Plan Concept Development Outside Feedback Summary

Open house attendees: 46
Open house flipchart pages: 4
Open house feedback forms: 23
SAC Worksheets: 8
Other phone calls/emails: 4
TOTAL COMMENTS: 255

The following bullets highlight feedback themes for each concept development layer map, compiled from the sources above. The list does not include comments received during SAC meetings, which are recorded separately in meeting minutes. To be included in this list, an item had to be raised by more than one individual.

Land Use:

- Encourage housing and mixed use
- Think about how to diversify first floor mixed uses
- Consider form-based code
- Explore different types of incentives to encourage housing diversity
- Focus area: Burnside Street

Special Places

- Include Lincoln High School and the Willamette River on map
- Acknowledge the West End's historic buildings
- Think big with Zidell site
- Where is the Entertainment District?
- Focus areas: Burnside Street, bridgeheads, waterfront

Building Height

- Maintain livability
- Restrict heights in special, historic areas
- Contain most height within Downtown Subdistrict
- No unlimited heights
- Mitigate for "social isolation" where height is allowed
- Focus on building variety and dispersion: clusters or single towers, not walls
- Preserve views
- Preserve existing "step down" along full length of river **VS.** build up bridgeheads to create gateways (we heard both)
- Accommodate density needs with low to mid-rise buildings only **VS.** encourage some height coupled with amenities (we heard both)

Street & Development Character:

- Need clarification of what "flexible" streets are
- Look at building height and street character together
- Need to separate bicycles and pedestrians on riverfront trails
- Need for better east-west connections
- Why is 4th Avenue blue?
- Focus areas: Burnside Street, bridgeheads, freeway ramps, South Waterfront access

Parks & Open Space

- Add more parks and plazas
- Encourage active, public spaces and open spaces – but understand the difference
- Explore alternative park designs (e.g., neighborhood pocket parks/plazas, 3-D/elevated parks, parks on freeway caps, etc.)
- Focus areas: Waterfront Park, Park Blocks, Burnside Street, Willamette Greenway

Green Systems:

- Desire for sustainable, green development
- Need more greenways connecting districts
- Additional focus areas: solar, green roofs, tree canopy, prime retrofitting redevelopment sites, stormwater management network

Pedestrians:

- Hierarchy is good but be careful creating pedestrian-only streets
- Cap the freeway
- Slow speed limits on pedestrian-oriented streets
- Why isn't the entire area considered pedestrian focused?
- Focus areas: Burnside Street, I-405 crossings, Naito Parkway, South Waterfront access

Bicycles

- Create more of a true network
- Desire for more protected/separated bikeways
- Focus areas: improve access and connections into and out of the West Quadrant (e.g., from the Willamette River bridges, West Hills, and from Beaverton/Hillsboro)

Transit

- Develop more of a streetcar network
- Prioritize transit downtown (e.g., bus, streetcar)
- Explore local water transport
- Implement recommendations from the South Portland Circulation Study/North Macadam Strategy
- Focus areas: Burnside Street, Naito Parkway, Glisan/Everett

Motor Vehicles

- Reduce cars downtown
- Accommodate freight needs
- Do not expand nearby freeways
- Be strategic about the placement of parking structures (i.e., at edges, near transit connections)
- Rework bridge access issues; think about removing/redesigning some bridge ramps to free up land
- Need parking strategy
- Focus areas: Burnside, Glisan/Everett, I-405 ramps, bridgeheads