

2 *Location and Site*

2.1 *Portland - General*



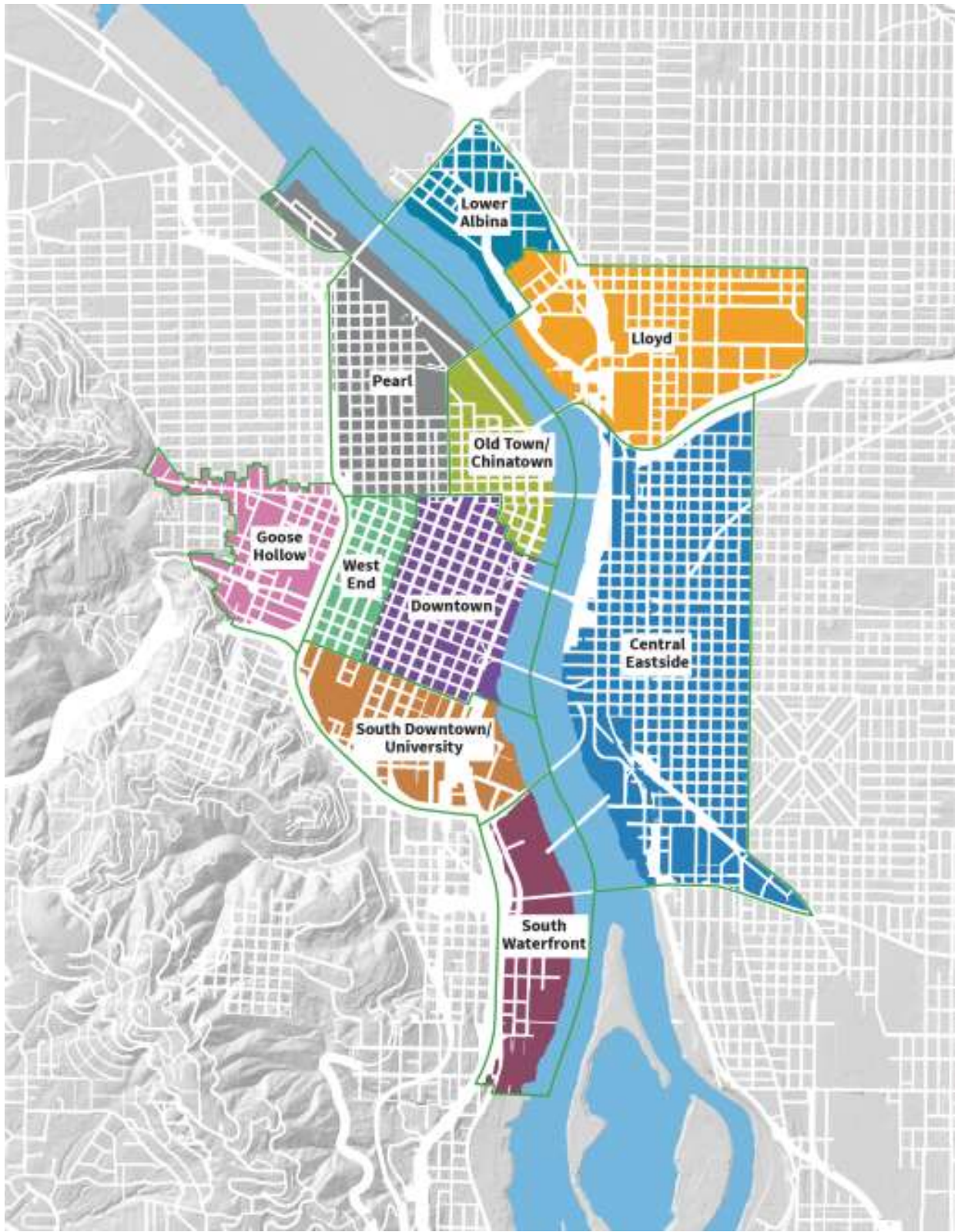
Portland is the largest city lying between San Francisco and Seattle, but when compared to those cities, Portland's environment is not as fast-paced. It hasn't yet developed to the point of being overwhelming. Instead, it has a more laid-back, small-city feel.

That being said, over 600,000 people live in Portland proper, and many more live in the suburbs. As such, Portland has its fair share of amenities, including an impressive music and arts scene and one of the largest collections of zine and independent publishers of any city in the nation. Its relatively large population also means it has some of the worst traffic congestion in the American West, a fairly high cost of living relative to wages, and chronic underemployment.

Environmentally friendly practices, such as recycling and an extensive public transportation system, are part of the culture and fuel many progressive city-planning practices. Portland metro, like all Oregon urban centers, is surrounded by an urban growth boundary. This keeps sprawl in check and helps to make Portland a relatively compact city. Unlike most similarly sized metropolitan areas in the country, you can drive about 15 mi (24 km) from Downtown in just about any direction and be out in the countryside.

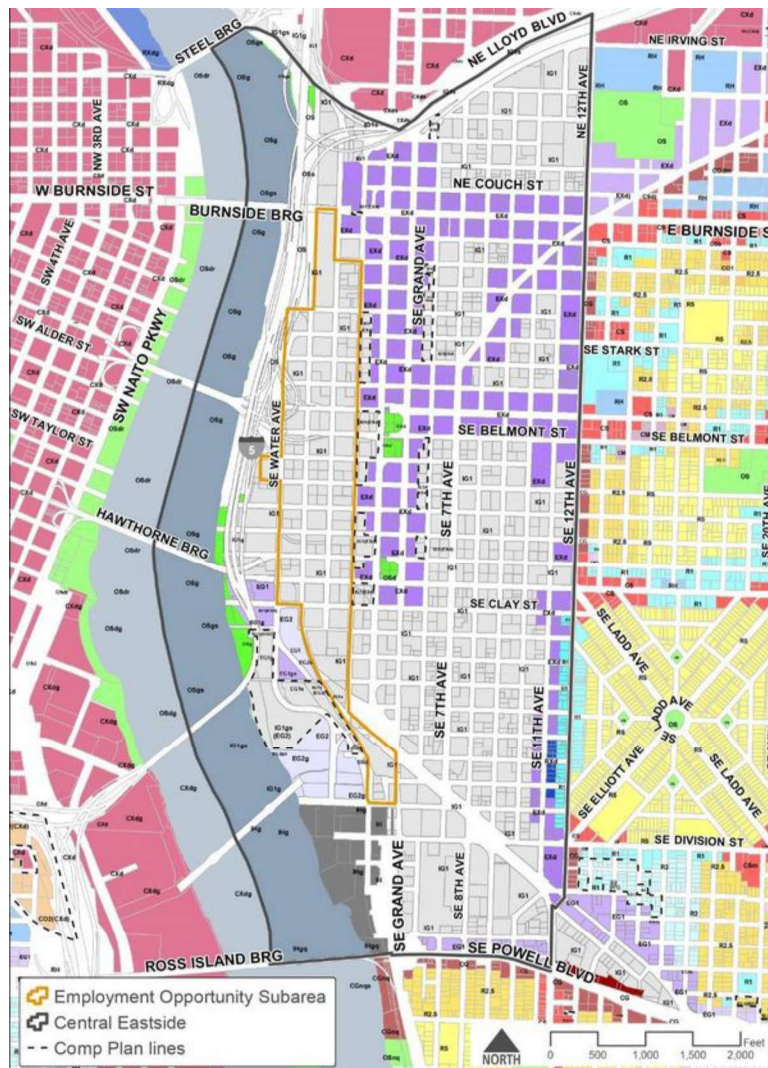
(Source: Wikimedia)

Map of Portland's Central City including the ten sub districts.



2.2 The Central Eastside

The Central Eastside is a sub district in Portland, Oregon, United States. It is situated in Southeast Portland along the east bank of the Willamette River and makes up a part of Portland's Central City district. The City's 1980 Comprehensive Plan designated the area as an “industrial sanctuary” in an effort to grow industrial employment in the area. In retrospect it was an easy designation to make, when there were so few competing demands on the land.



Light grey areas are General Industrial, purple areas Central Employment. For your research, use latest zoning from PortlandMaps.com – more info will be shared during class)

Central Eastside Zoning

The City of Portland is in the process of updating its Comprehensive Plan for the Central City. The approved plan includes some important changes to the zoning for the Central Eastside: the Employment Opportunity Subarea (EOS) will be expanded throughout the Central Eastside industrial area and will be modified to allow for industrial office (e.g., computer related design and software development, graphic design, telecommunications, data processing, science and technical services, medical and dental labs) by right. Before this change a cumbersome conditional use permit was required to allow tech and software uses in IG1 zoned properties.

2.3 The ODOT Blocks

The activation of a long-vacant, three-block site in the Central Eastside Urban Renewal Area (URA) is taking a firm step forward with Prosper Portland's selection of Beam Development to redevelop the 2.19-acre site, known as the ODOT Blocks, located on SE Water Avenue and bounded by SE Salmon, SE Main, and SE Madison streets.

Prosper Portland acquired the ODOT Blocks in 2016 from the Oregon Department of Transportation (ODOT), which had declared the property as surplus and available for purchase. The property's location and unique multi-block composition offers the potential to create a mix of industrial, retail and office space that realize the agency's vision for an equitable economy by advancing quality jobs, widely shared prosperity, collaboration with partners and vibrant neighborhoods and communities. Working with community stakeholders, Prosper Portland's planning and redevelopment of the site will focus on optimizing equity opportunities from construction through operations and the provision of affordable industrial space.



The ODOT Blocks

Site Description:

The project site comprises roughly three city blocks west of SE Water Avenue and between SE Taylor Street and SE Madison Street as generally shown on the Vicinity Map in Figure 1, and the Site Exploration Plan, Figure 2. The site is relatively flat and near an elevation of 33 feet, and appears to have been historically used to deposit nearby dredging spoils prior to being filled with a variety of materials to eventually raise grades above floodwater elevations. The site is currently undeveloped and surfaced with asphaltic concrete or aggregates, but has had structures in the past prior to its use for recycling soil, concrete and asphaltic concrete into usable materials. The site sets roughly between 400 and 600 feet from the east bank of the Willamette River.

ODOT Blocks Site Map



2.4 Micro Climate and Ecology

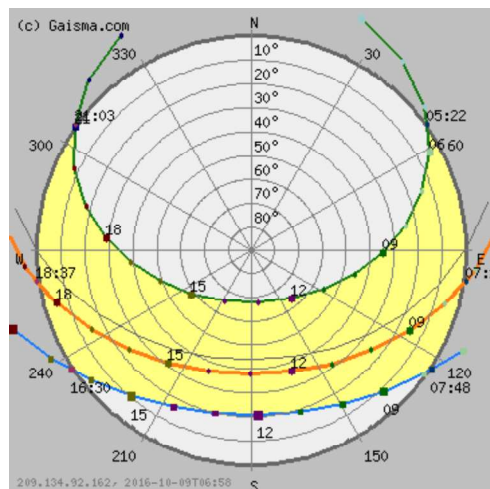
It's said that there are only two seasons in the Portland area: rain and summer. When the summer comes, the clouds suddenly clear and it's hot and sunny, and often quite pleasant. Any given day in July through September has only a 10% chance of rain, and temperatures rarely exceed 85°F (29°C) degrees or so, although it does occasionally hit 100°F (38°C) in July and August.

Despite the nice summers, Portland is really known for its rain, which comes between late September and late June. It is more often a menacing drizzle or mist than a downpour, though. There's a myth that most Portlanders don't use, or even believe in, umbrellas, and instead prefer hoods and raincoats. This has a grain of truth to it, but any stroll through Portland on a rainy day will prove to you that people are not shy about using umbrellas. You shouldn't be shy, either — if it's not summer and you don't want to get wet, pack your umbrella.

Although Portland is roughly at the same latitude as Minneapolis, Minnesota (and is in fact slightly further north), snow is very uncommon because of Portland's fairly low elevation and the relative proximity of the Pacific Ocean. A sunny day in the rainy season is not typical, but the sun does come out occasionally. The moment it does, some Portlanders have the unusual habit of wearing summer clothing, even if it's still somewhat chilly. (Source: *Wikimedia*)

Variable	I	II	III	IV	V	VI	VII	VIII	IX	X	XI	XII
Insolation, kWh/m ² /day	1.15	1.99	3.01	4.05	4.89	5.27	5.59	5.08	3.92	2.34	1.34	1.01
Clearness, 0 - 1	0.37	0.43	0.44	0.45	0.45	0.46	0.50	0.52	0.51	0.43	0.38	0.37
Temperature, °C	4.14	4.22	5.26	6.91	9.92	12.63	15.87	16.21	13.99	9.84	6.01	3.71
Wind speed, m/s	5.25	5.14	4.58	4.14	3.78	3.92	3.69	3.69	3.94	4.31	5.44	5.06
Precipitation, mm	163	118	107	72	57	42	18	28	47	84	156	179
Wet days, d	17.7	15.6	17.2	14.4	11.8	8.6	4.3	5.4	8.1	12.1	18.6	18.9

These data were obtained from the NASA Langley Research Center Atmospheric Science Data Center; New et al. 2002



Latitude: +45.52361 (45°31'24.996"N)
Longitude: -122.675 (122°40'30"W)

Sun Path Diagram for Portland