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6-2008

Connections & Edges: 2040 Lincoln District Vision Plan

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Citation Details

Bean, Andrew; Bonham, Luke; Carpenter, Krista; Collins, Pete; Costantino, Daniel; Ewing, Early; Gentry, Kent; Gilbert, Mark; Hayashi, Yuki; Hesse, Amy; Hyde, Kaleen; Kekez, Zeljka Carol; Lyvers, Daniel; Meier, Briana; and Wilcoxson, Terra, "Connections & Edges: 2040 Lincoln District Vision Plan" (2008). *Urban Design Workshop*. 1.
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Connections & Edges

2040 Lincoln District Vision Plan

Urban Design Workshop

Portland State University

June 4, 2008

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Introduction

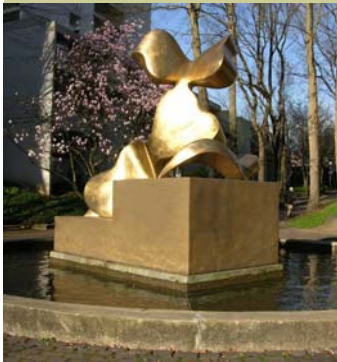
The Lincoln Vision Plan presents a concept for the evolution of Portland's south downtown into a place where state-of-the-art resource management practices, unique systems of public open spaces, and a variety of transit options will support a vibrant, dynamic, high density, ecologically-friendly neighborhood. It is our hope that this Plan, created by Portland State University's spring 2008 Urban Design Workshop, can serve as a foundation for further discussion and action to bring to life the immense potential underlying this district.



Portland street car

Today the project area is characterized by the intersection of two neighborhoods along 4th Avenue: the Portland State University district and the South Auditorium Urban Renewal Area. The emerging university district is located to the west of 4th Avenue. The blocks between 4th and 5th Avenues are particularly underdeveloped and function as a barrier between the two zones of south downtown.

East of 4th Avenue, the South Auditorium Urban Renewal area is comprised of a series of approximately 600' by 800' "super blocks." The blocks host a combination of residential towers, low to mid-rise office buildings, and a small amount of low-intensity retail.



The Dreamer

Two north/south pedestrian pathways are located in the interior of the blocks and extend into the downtown core. The pathways connect open spaces anchored by a series of public art works, including Les Kelly & Bonnie Bronson's sculpture *Leland #1*, Lawrence Halprin's Lovejoy Fountain and Manuel Izquierdo's sculpture *Dreamer* at Pettygrove Park. This unique system of interior block pedestrian walkways is presently highly underutilized.

The cumulative effect of I-405 along the southern edge of the area, the underdeveloped blocks between 4th and 5th Avenues, and the enclosed nature of the parks within the super blocks prohibits movement through the district and keeps the area disconnected from the rest of the downtown.



Lovejoy Fountains

The Urban Design Workshop has developed a long-term vision to transform this isolated corner into a magnetic center point that showcases Portland as a city committed to implementing new modalities of urban development based on economic vitality and ecological sustainability for the future. The Vision Plan's guiding principles promote building upon and restoring natural ecosystems, redevelopment that enhances connectivity, place-making through strategic programming, and cultivation of an inclusive community for the diverse populations of the district.

History

Our project area is bounded on the north by SW Harrison Street, I-405 to the south, 6th Avenue to the west and SW 1st Avenue to the East. This area was historically part of the rest of the downtown's 200' by 200' block grid. In the early to mid-1900s the primary building types were small scale, one to three story mixed-use structures. A diverse ethnic community included churches, synagogues, schools and a variety of small shops that served the neighborhood's needs. In the 1960s, the south downtown became Portland's first urban renewal area. The City razed more than 60 blocks; a new street grid and a collection of high rise residential towers replaced the previous community.



Historical Ground 1900



Neighborhood House 1912



Mechanics Fair Pavilion - 1879



South Auditorium - 1926



Auditorium Court Apartments
1916

INTEGRATION OF NATURAL SYSTEMS AND LOCAL INFRASTRUCTURE

The Plan envisions the Lincoln District area that integrates natural environment as well as alternative energy and water circulation systems into the urban grid. It identifies resource strategies designed to create opportunities for increased natural habitat, a unifying urban design concept and a more vibrant human experience.

Ecological Community - Building and restoring natural systems

- enhancing a connected system of fountains, parks, and open space that serve as the center of the residential community and a wildlife corridor
- redefining an urban canopy management approach to achieve a balance between the benefits of shade and sunlight for comfort and energy optimization
- resurfacing the main stream ways in the watershed leading to the Willamette River and constructing parallel pedestrian paths
- redesigning all collectors and arterial streets in the area as Green Streets

Sustainability - Implementing local approach to resource management

- promoting a local production of electricity through the installation of solar panels and wind turbines on building roofs and other suitable locations
- eliminating dependence on the wider infrastructure grid for the area's water and energy supply, by mandating the integration of energy production and rainfall collection infrastructure into the design of all neighborhood buildings

INTEGRATION WITHIN THE METRO 2040 DOWNTOWN

The Plan promotes development strategies that leverage existing urban infrastructure to create a high-density area, with mixed-use buildings of varying scales and characters supporting a diverse range of activities. In the Plan's vision, the Lincoln District performs as a lively and engaging Central City neighborhood accomplished through:

Connectivity - Enhancing linkages and accessibility

- constructing of a City Gate at the intersection of Fourth Ave & Lincoln Street facing south
- retrofitting and widening of the area's pedestrian paths to accommodate ADA requirements and a mix of bicycle and pedestrian traffic
- daylighting of Lovejoy Fountain by opening up the space between the park and First Ave

Development - Promoting mix of uses and urban density

- activating First Ave into a dynamic office, residential and retail corridor
- creating the retail pulse point along Lincoln Street as a catalyst for the area development
- embracing a design review process that ensures the new structures on redeveloped sites are (a) high capacity buildings with FAR at or near 7, (b) high contrast structures with varying heights within a same block, (c) integrated into the neighborhood urban texture through the inclusion of low or mid-rise street frontage

INTEGRATION OF LOCAL RESIDENTS INTO A GLOBAL COMMUNITY

The Plan promotes the Lincoln District as an environmentally, financially and socially sustainable urban neighborhood. The proposed improvements reflect urban qualities that will distinguish the Lincoln District in the context of the Metro 2040 Downtown as a notable and thriving District, complementary and integral to the rest of the urban fabric accomplished through:

Identity - Create a signature neighborhood

- preserving the area's remaining significant historic buildings and highly visible site markers
- creating three distinct "district flavors" within the area, reflected through their built environment, street furniture, public art, and site programming
- redeveloping of University Place into a destination site of an architectural distinction
- integrating site-specific public art objects on all redevelopment site

Placemaking - Programming events and preserving historic landmarks

- programming of Lincoln as a Festival Street with events such as public markets, fairs and events celebrating Portland's rich and diverse cultural heritage
- creating a Food Park around the existing food carts at the intersection of Fourth and Hall serving as a gathering place for area residents, office workers and PSU students
- redesigning of Fourth Avenue as the Gateway to Downtown
- creating of an Entertainment District centered around College Street between Fourth and Fifth Avenues, modeled after portions of Adams Morgan in Washington, DC and Sixth Street in Austin, TX

District

The central city area bordered by Market Street to the North, I-405 to the South, First Avenue to the East and Sixth Avenue to the West.

Vision

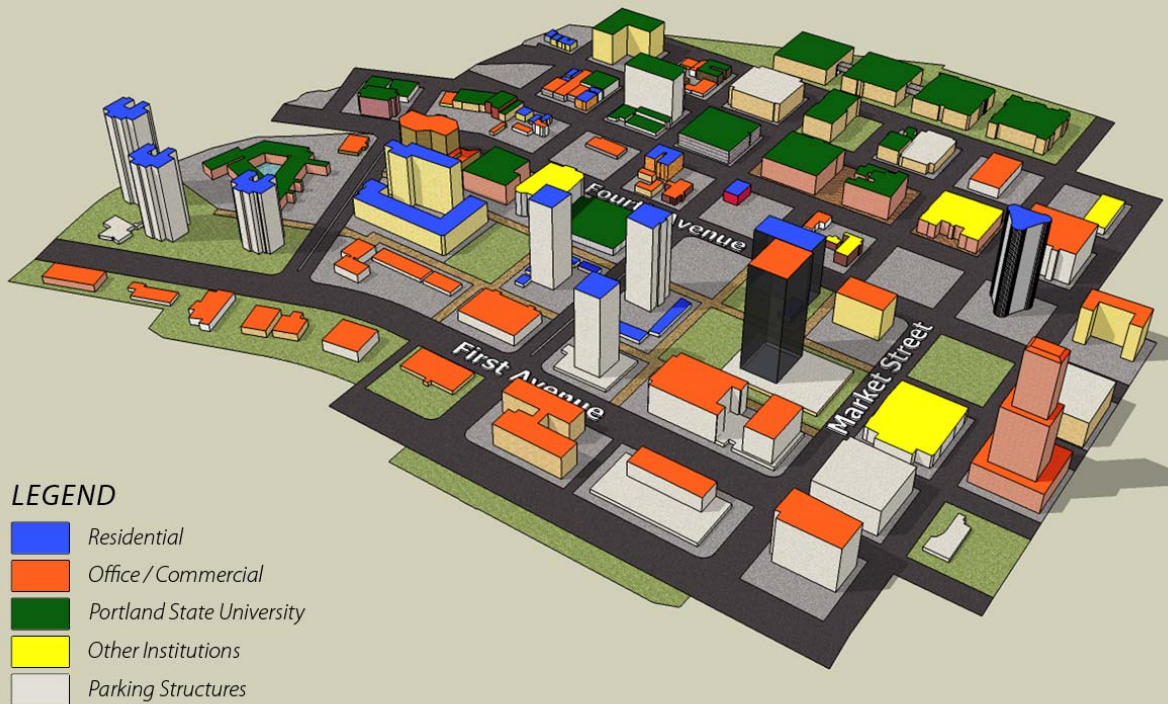
The Plan seeks to establish the Lincoln District as a vibrant urban neighborhood with a diverse and dynamic mix of uses, high density, a distinct urban identity, a variety of transportation options and connectivity for pedestrians, vehicles and mass transit as well as an optimal resource management.

Anchor Developments

University Place - Establishing a new signature landmark for Portland

Urban Gateway - Making Fourth Avenue the Gateway to Downtown

Lincoln District 2009



LEGEND

- Residential
- Office / Commercial
- Portland State University
- Other Institutions
- Parking Structures

Guiding Principles

- Ecological Community - Building and restoring natural systems
- Sustainability - Implementing local approach to resource management
- Connectivity - Enhancing linkages and accessibility
- Development - Promoting mix of uses and urban density
- Identity - Creating an inclusive community for diverse populations
- Placemaking - Programming events and preserving historic landmarks

Timeline

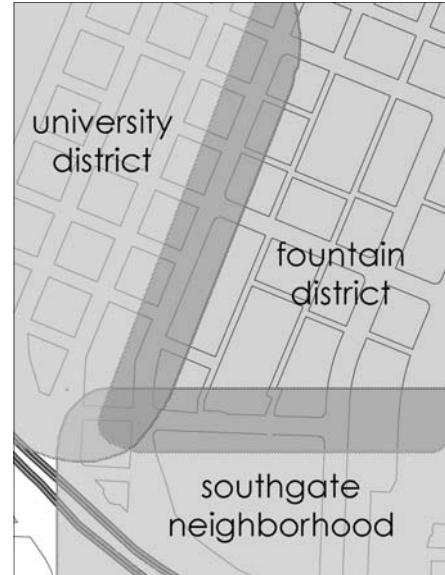
To foster long-range planning, the Vision Plan focuses on implementation efforts in the Lincoln District over the next 40 years.

Concepts



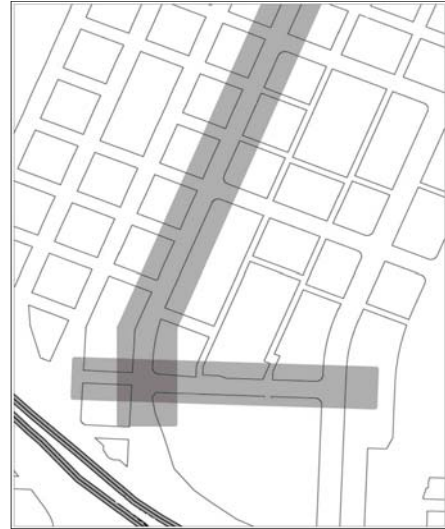
Districts

The Lincoln Street District is made up of three distinct areas. The University district is primarily academic in nature. The Cultural district consists of a variety of institutional structures and parks. The Southgate neighborhood is primarily residential, including student and retiree housing, as well as numerous public spaces. The vision of this plan is to unite them into one cohesive neighborhood.



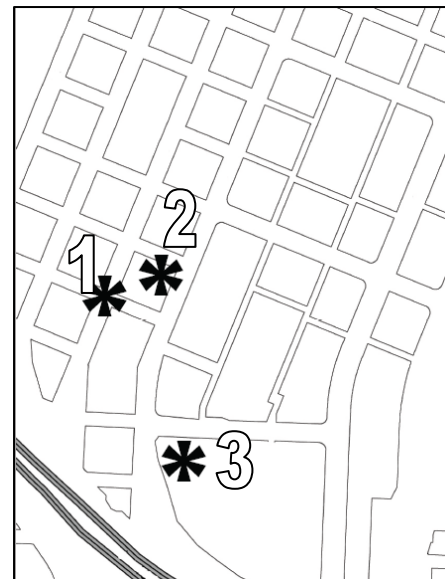
Design and Form

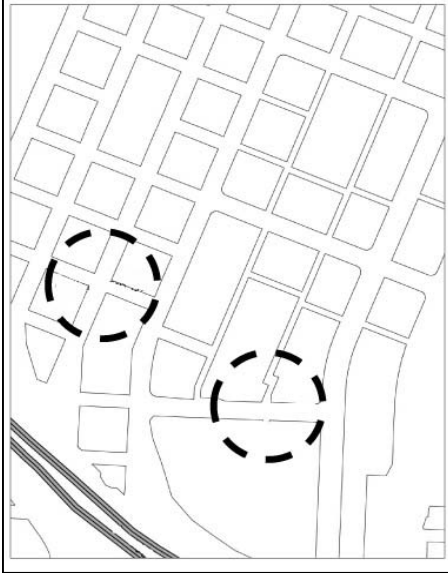
Buildings in the area should focus on high contrast design including building set backs, height variation and unique textures. This will increase visibility from the street, draw attention from the highways and combat feelings of enclosure for pedestrians and used as a method of transitioning between districts. By using these tools the city will successfully create a sense of connection to and comfort within each district without sacrificing density potential. The main roads in need of more contrasting design are SW 4th Ave and SW Lincoln St.



Pulse Points

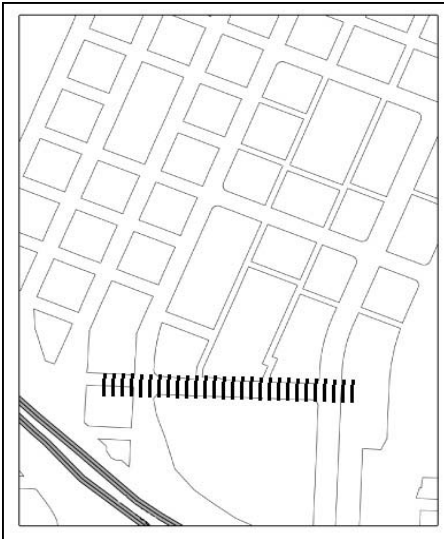
1. Retail and residential development will radiate from the intersection of College and SW 5th Ave, providing an area for entertainment and shopping activities.
2. A plaza at SW 4th Ave between Hall and College Streets will centralize existing multi-ethnic food cart activity providing a destination to gather.
3. A high density mixed use residential/retail development on the west end of the current University Place site will emphasize sustainability with iconic cutting-edge LEED certified buildings.





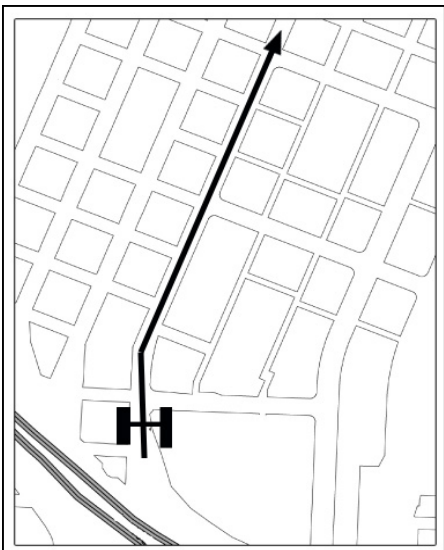
Lincoln & 5th Ave. Retail

The Lincoln District has an existing framework conducive to further retail development; proximity to downtown and the Cultural and University Districts, intersecting public transit connections, bike routes, and availability of underdeveloped land. This plan recommends mixed commercial/residential land use concentrated along 5th Avenue and Lincoln Street that will contribute to the development of a vibrant, attractive urban neighborhood supporting a diverse range of retail activity.



Lincoln Festival Street

A new festival street along Lincoln Street will be developed between SW 5th Ave and SW 1st Ave to enhance the connections at the University Place site, new Max line, and new gateway at SW 4th Ave.



4th Ave. Gateway

Fourth Avenue is proposed as a gateway avenue into the city. This will include gates near the intersection with Lincoln Street indicating entry into downtown Portland. Fourth Avenue should be developed as a grand boulevard, featuring tree-lining, aesthetic lighting, and wide sidewalks.

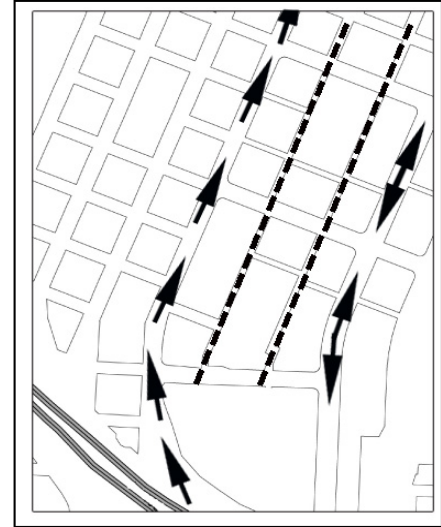


Concepts



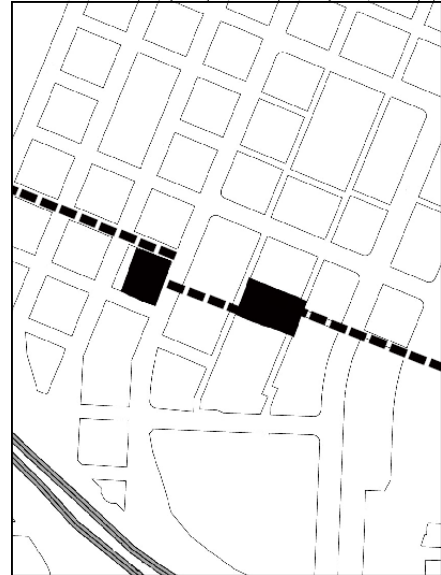
North/South Corridors

Link the open spaces and enhance the pedestrian connections between the distinct zones of the district. Green streets, uniform lighting and paving along with public art would define a pathway along Hall St with a new food court at SW 4th Ave to Lovejoy Fountain and an improved pedestrian connection to the River District.



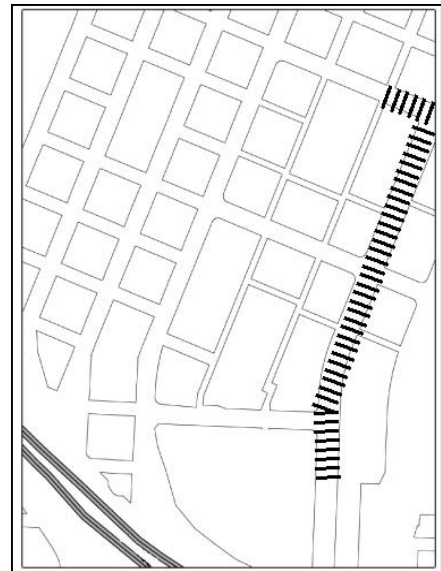
East/West Pedestrian Corridors

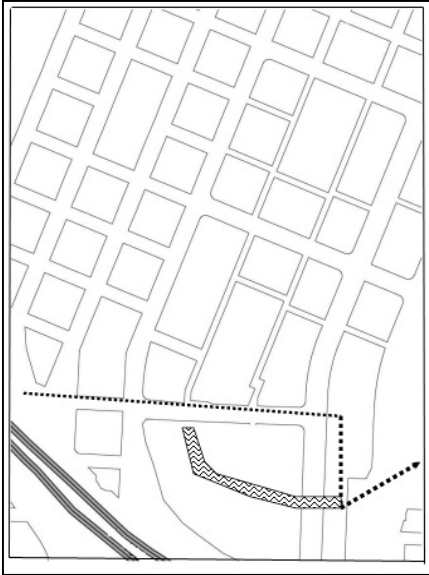
Link the open spaces and enhance the pedestrian connections between the distinct zones of the district. Green streets, uniform lighting and paving along with public art would define a pathway along Hall St with a new food court at SW 4th Ave to Lovejoy Fountain and an improved pedestrian connection to the River District.



1st Ave/Naito Parkway Green Renewal

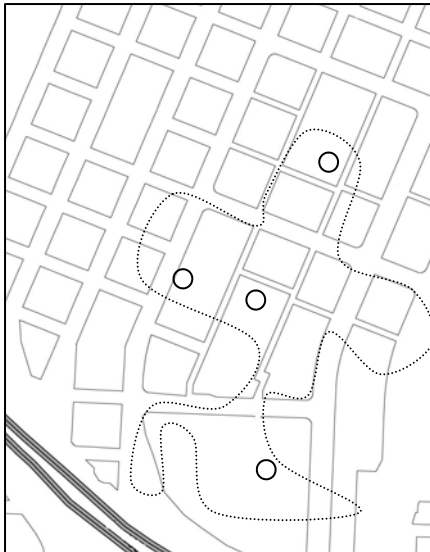
Add green street technology to the tree-lined infrastructure along 1st Ave. and Naito Parkway. Improve the under utilized lots of this commercial zone by encouraging new construction and renovation to be pedestrian-friendly and LEED-Certified, to draw tenants from the nearby biotechnology, building development and sustainability hubs.





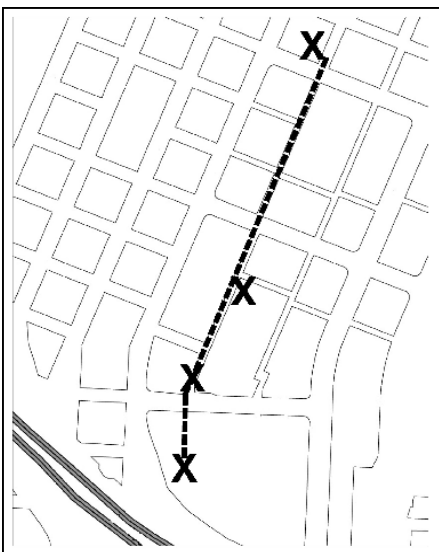
Watershed Walk

Link the open spaces and enhance the pedestrian connections between the distinct zones of the district. Green streets, uniform lighting and paving along with public art would define a pathway along Hall St with a new food court at SW 4th Ave to Lovejoy Fountain and an improved pedestrian connection to the River District.



Public Art

New public art installations will serve to link together the already-existing art of Lovejoy Fountain, Pettygrove Park, Leland #1 and Tecotosh (indicated by circles), thereby recognizing the works and increasing west-to-east and north-to-south connectivity. Artists proposing new works will be encouraged to explore the area's historical/cultural heritage and/or ecological themes. Proposed areas for new public art are indicated by areas enclosed by dotted line.



Fountain Path

Link the open spaces and enhance the pedestrian connections between the distinct zones of the district. Green streets, uniform lighting and paving along with public art would define a pathway along Hall St with a new food court at SW 4th Ave to Lovejoy Fountain and an improved pedestrian connection to the River District.



Conclusion

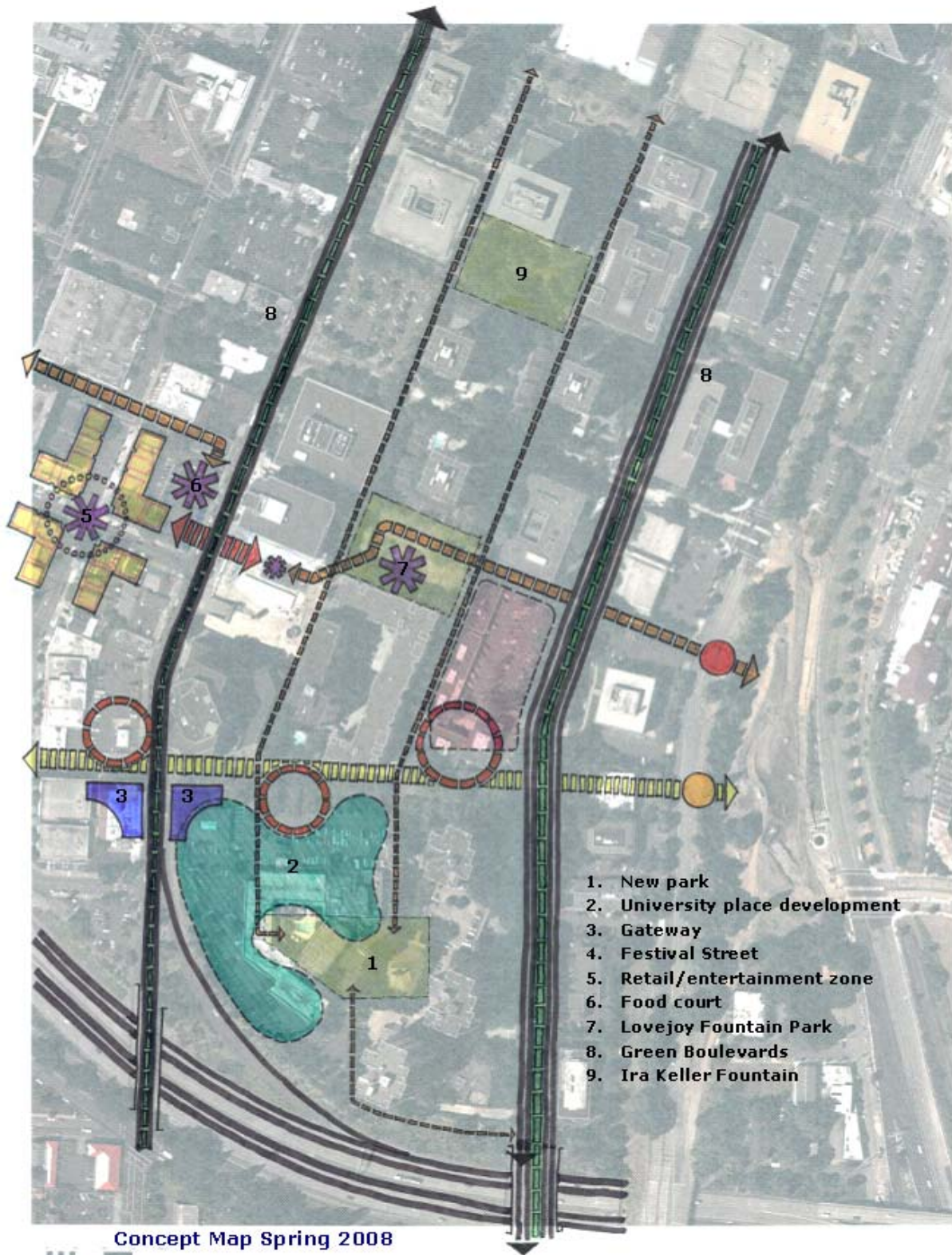
The Lincoln District concept proposed by the PSU Urban Design Workshop activates Portland's south downtown neighborhood into a vibrant area with a distinct identity and promotes connectivity with the rest of the city. These objectives are accomplished by redefining the streetscape, developing key pulse points, placemaking, and reactivating open spaces and pathways.

East to west connections have been established and strengthened along a pedestrian corridor at Hall Street and with a 'Festival Street' at Lincoln. North and south connections have been improved by creating green boulevards along SW 4th Ave and SW 1st Ave.

Key Pulse Points and Placemaking objectives were achieved with the Food Court, University Place development, Festival Street and gateway, as well as the retail re-development proposed at SW 5th and College Street.

The overall form and character of a proposed District is refined with an emphasis on pedestrian friendly places, streets and pathways along with the many transit options available and proposed in the area.

The overall result will establish an ecologically sustainable community that is inclusive of the residential, retail and educational needs of the greater Portland Metro as well as the neighborhood's residents.



Acknowledgments

The Vision Plan was created as a collaborative effort by a group of 15 students enrolled in a range of academic fields at Portland State University and two practicing urban designers. Several group members are current or former residents of the area, and all 17 frequent the Lincoln District on a daily basis for work, school or social purposes.

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