

SOUTHERN WATERFRONT

Blue Greenway Improvements



SOUTHERN WATERFRONT ADVISORY COMMITTEE

April 23, 2025

Paul Chasan | Project Manager



TODAY'S MEETING

- Project Overview (sites, project goals, design process)
- Review site-specific design goals
- Review and discuss concept designs



PROJECT OVERVIEW & GOALS

Project Budget 3-4M **Port Maintenance to implement some scope items**

Enhance sites along the Bay Trail within the Port's Southern Waterfront.

- Demonstrate stewardship of Port's southern waterfront properties
- Invest in public enhancements in southeast neighborhoods
- Improve the public realm along the Blue Greenway and adjacent public open spaces through:
 - New and improved landscaping
 - Public art
 - Public furnishings

Projects were identified as priorities in the Port's COVID-19 Economic Recovery program.



STRATEGIC PLAN

Economic Recovery. Investments improve and activate parks and open spaces, and address deferred maintenance issues in the Southern Waterfront.

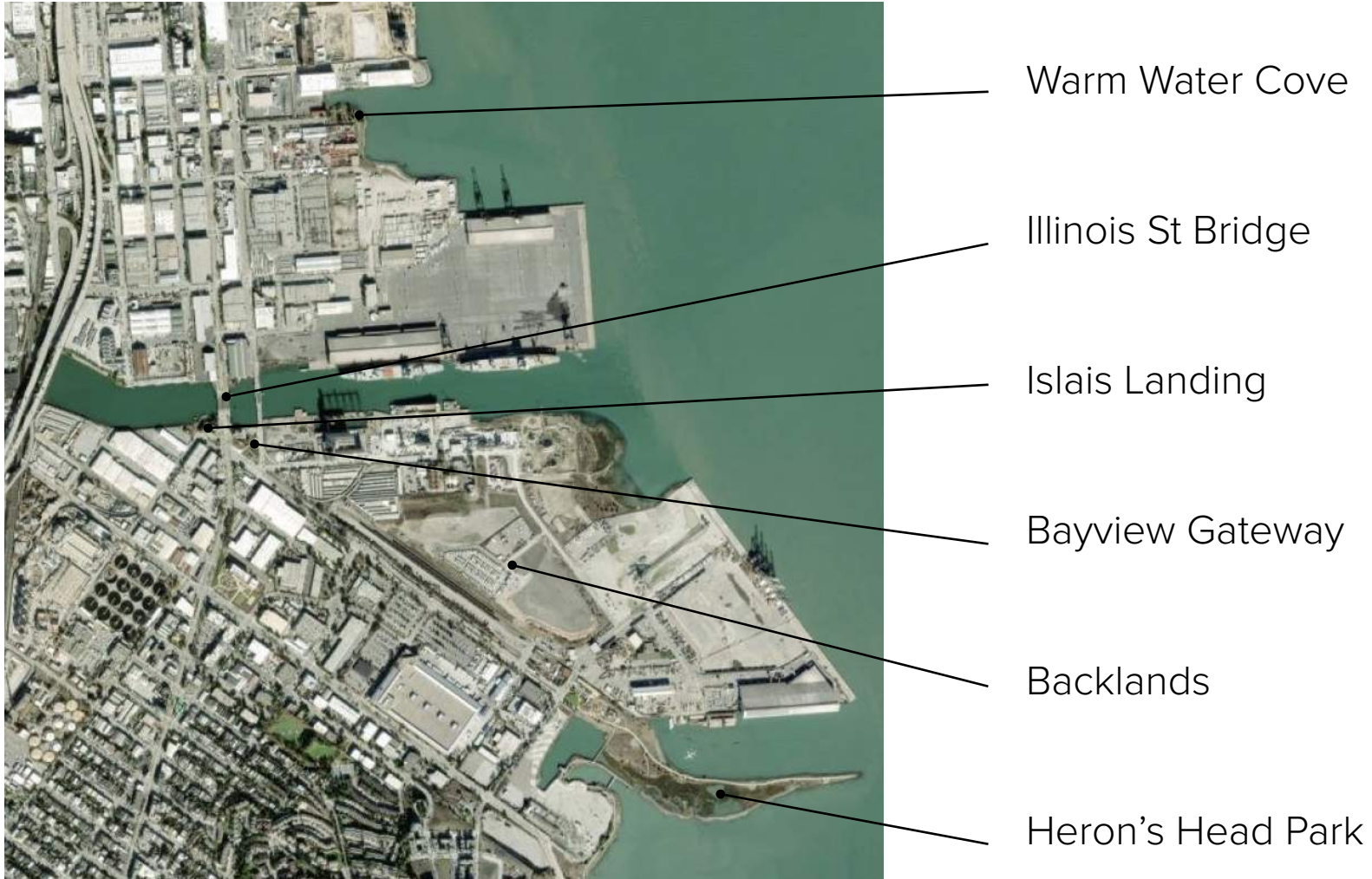
Equity. The project directs public benefits to places that have historically seen less investment compared to more resourced neighborhoods. Targeted public realm investments will attract a diverse population to the waterfront.

Sustainability. Investments in the Southern Waterfront include greening and landscaping that reduce stormwater runoff, reduce the urban heat island effect and provide habitat for urban wildlife.

Evolution. Economic recovery and growth planning builds from the Port's Waterfront Plan and includes investments in Port open spaces to provide publicly desired amenities and activities.

Engagement. Development of economic recovery and growth initiatives included broad engagement with stakeholders and the public. Staff will continue to engage the community as we move to implement economic recovery initiatives.

SITES



ITERATIVE DESIGN PROCESS

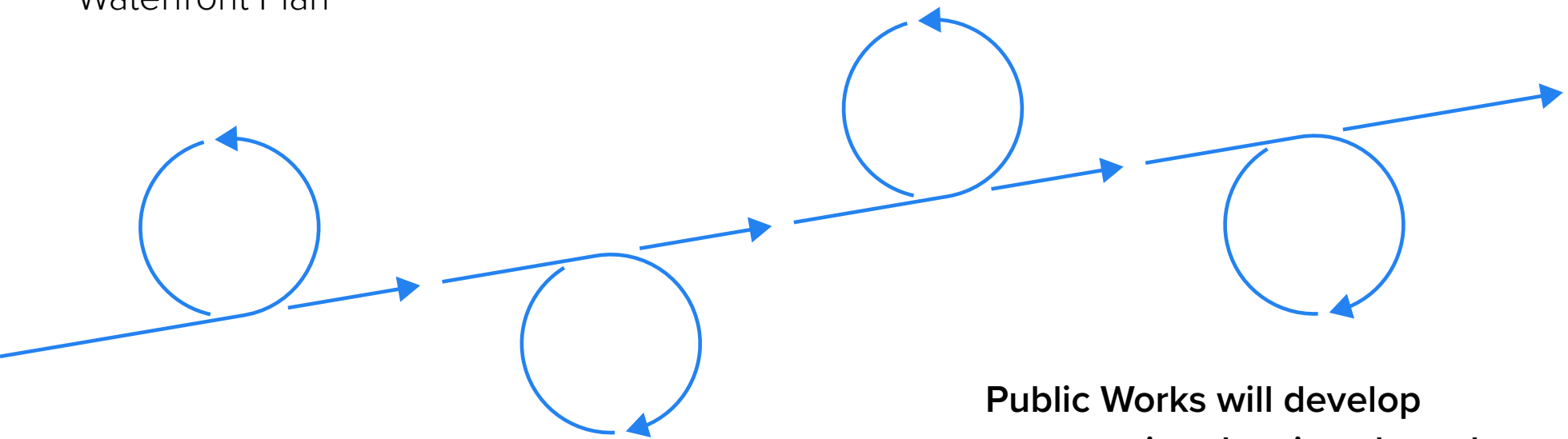
Sites and program goals identified through SAC dialogue and Waterfront Plan

Public Works translates site-specific goals into design concepts

Port leadership provides feedback

Public Works refines designs

Community (SAC) and Port staff provide additional feedback



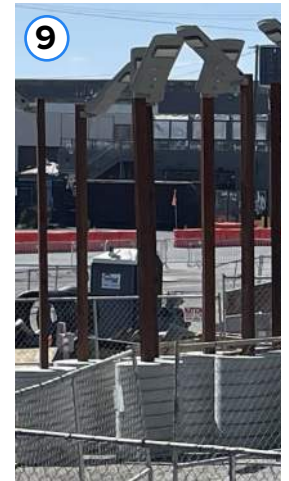
Public Works will develop construction drawings based on feedback received

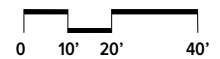
WARM WATER COVE

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SITE GOALS

- ① Expand 24th St. sidewalk using tactical materials
- ② Improve bike connection to Illinois Street
- ③ Create welcoming entry from 24th Street
- ④ Construct a multi-purpose gathering space
- ⑤ Add regulatory & site-specific wayfinding signage
- ⑥ Open views to Bay
- ⑦ Explore activation elements (e.g. exercise equip.)
- ⑧ Add lighting elements using surplus solar lights
- ⑨ Selectively replace plantings consistent with biodiversity guidelines (use low plantings to open views and provide a sense of safety)
- ⑩





DESIGN FEATURES

- | | | |
|---|-------------------------|--------------------|
| ① 15' wide buffered bike lane connection to St. to Illinois St. | ⑥ Retain existing trees | ⑪ Views to the Bay |
| ② Improved Park Entry (park rules , banner sign, lighting) | ⑦ Replant ground plane | ⑫ Boulders |
| ③ Repaved main loop | ⑧ Recycled log accents | ⑬ Solar lights |
| ④ Simplified secondary paths | ⑨ Swing Bench | |
| ⑤ Central plaza with nature play features | ⑩ Picnic tables | |



Swing Bench Overlook



New Paving



Picnic Tables



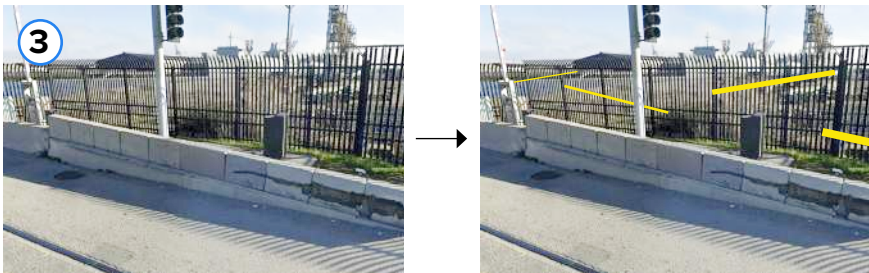
Drought Tolerant Native Plantings

ILLINOIS STREET BRIDGE



Public Art

- Port to design, and fabricate bridge art in-house
- Echo art treatment on both sides of the bridge



SITE GOALS

NORTH SIDE OF BRIDGE

① North of Rail Spur

- Plant trees in hidden planter boxes
- Clean up landscaping

Rail Spur

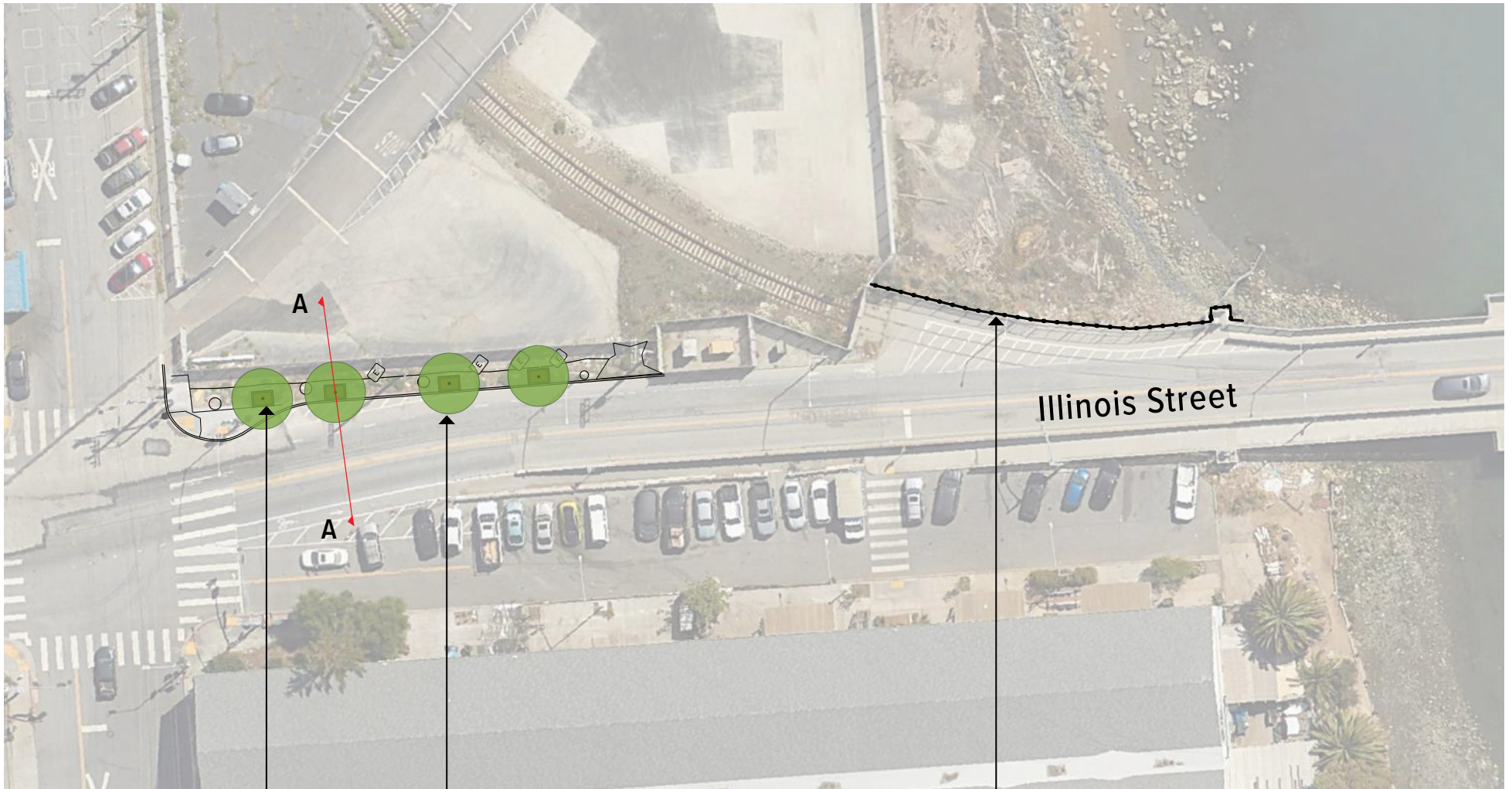
② South of Rail Spur

- Install new approx. 120' security fence to match existing fence on south side of bridge.
- Install linear art on existing security fence

SOUTH SIDE OF BRIDGE

- #### ③
- Echo linear art from north side of the bridge





A

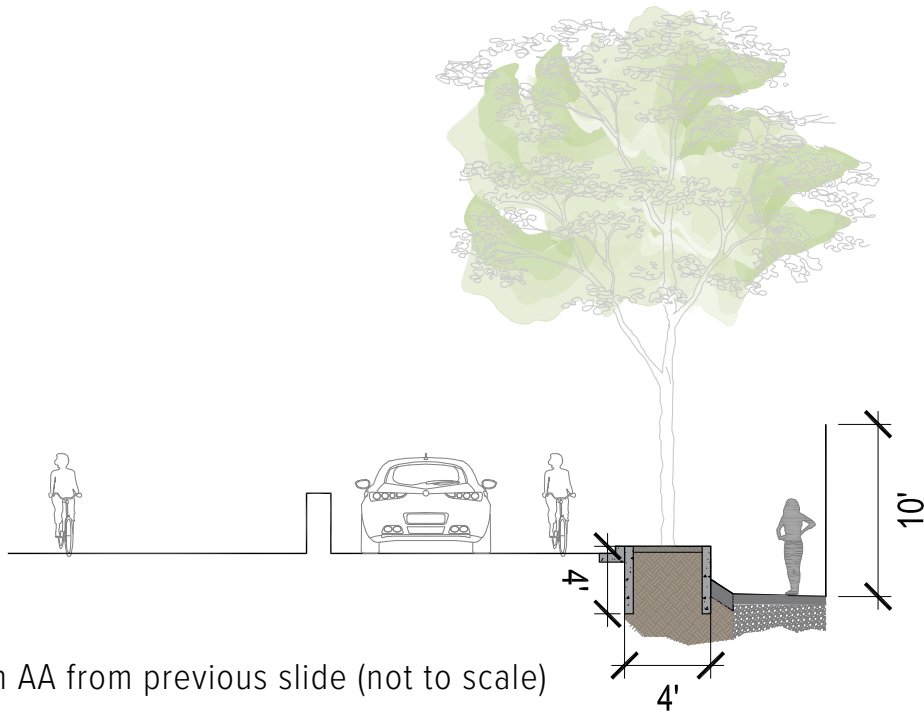
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Illinois Street

New 24" box trees

4' x 6' board form tree planters

Replace existing 135' long chain-link fence with new 10' high metal fence designed to accommodate art feature



Section AA from previous slide (not to scale)



4'x6' Board Form Planters



Omega Double Secur (sic) Fence to accommodate art installation

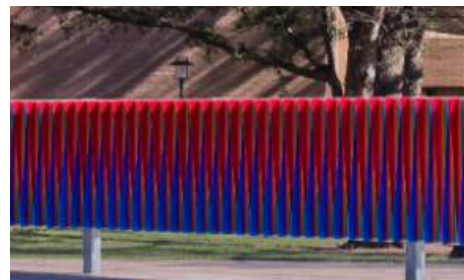


Cabbage Tree
Cordyline australis



Tristania
Tristaniopsis laurina

ILLINOIS STREET BRIDGE FENCE PRECEDENTS



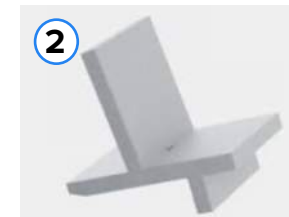
ISLAIS LANDING



SITE GOALS

- 1 Provide extra space for kayakers by extending fence west
- 2 Replace two picnic tables and other site furnishings with more durable models
- 3 Close gap in fence
- 4 Install surplus solar lights from Mission Rock project if needed
- 5 Add hose bib for kayakers inside locked kayak storage area (can also be used by Port Maintenance)

Damaged restroom to be removed under separate project





DESIGN FEATURES

- ① Improved park entry
- ② Accessible parking & access
- ③ Shoreline restoration planting
- ④ Repurposed granite amphitheater seating
- ⑤ Colored asphalt picnic area
- ⑥ Demolish boarded up restroom
- ⑦ Raised planters
- ⑧ Understory planting
- ⑨ Bench seating
- ⑩ New pathway
- ⑪ Solar lights
- ⑫ Preserve existing trees



Concrete shoreline seatwall



Amphitheater seating



Picnic area



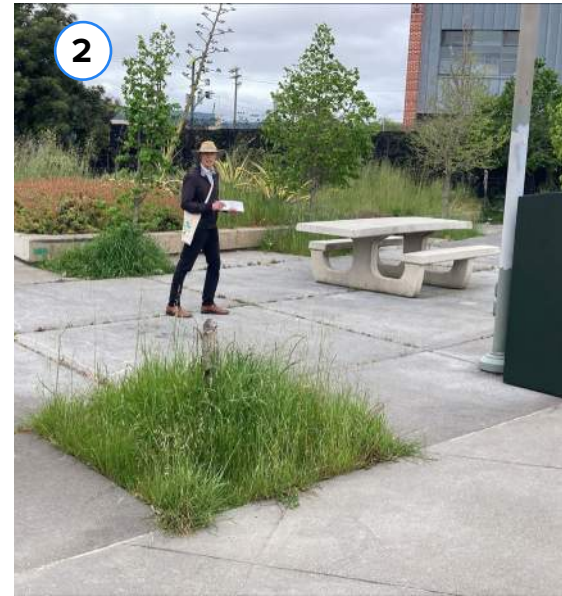
New paving

BAYVIEW GATEWAY



SITE GOALS

- ① Improve truck scale site for bocce ball court (Port to design and implement in-house)
- ② Replace missing trees



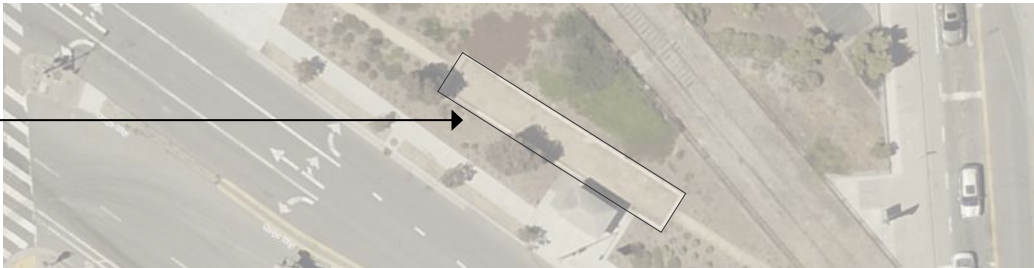


California Buckeye
Aeculus californica



Replace nine existing trees

Convert historic truck scale
to bocce ball court



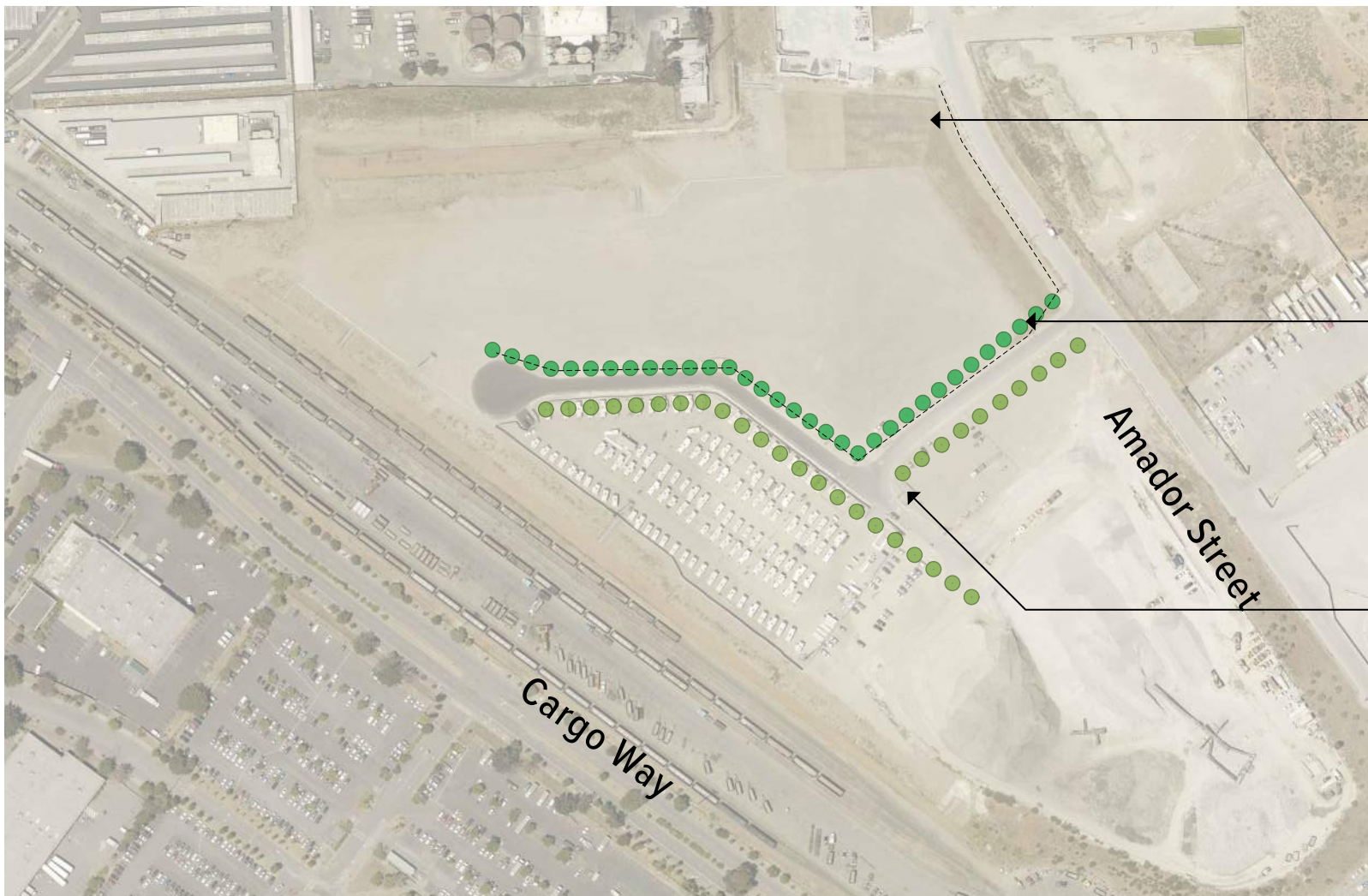
BACKLANDS



SITE GOALS

- 1 • Add trees 40' on center on both sides of Backlands streets to improve aesthetics and provide a wind buffer
- Site does not have public water. Port does not intend on installing irrigation.





Existing power lines

Small trees under power lines planted 35' on-center

Large trees planted 40' on-center

Larger Tree Options



Lombardy Poplar
Populus nigra 'Italica'



Island Oak
Quercus tomentella



Cajeput Tree
Melaleuca quinquenervia



Monterey Cypress
Cupressus macrocarpa

Smaller Tree Option



Coast Live Oak
Quercus agrifolia

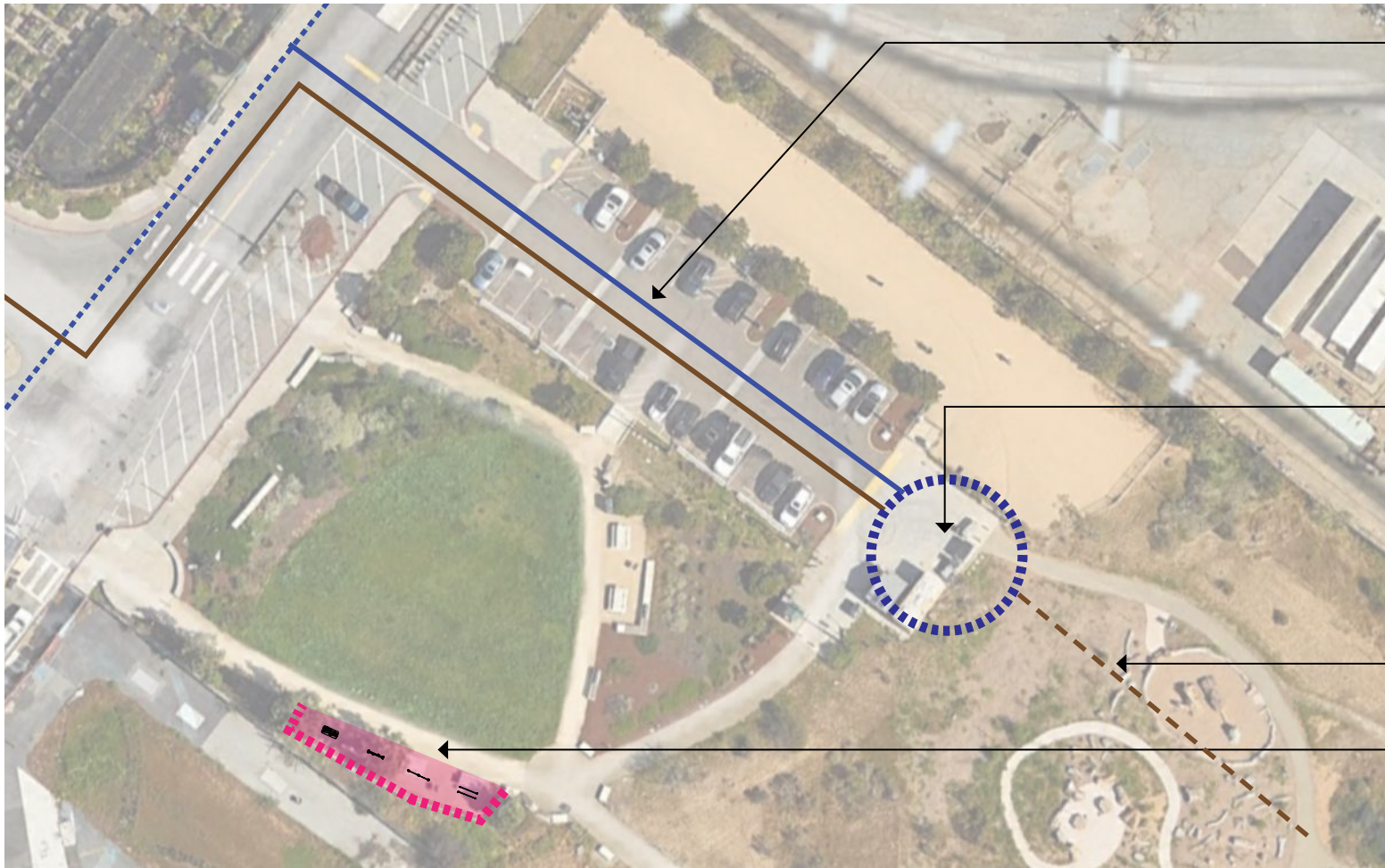
HERON'S HEAD

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SITE GOALS

- ① Replace Restroom
- ② Explore adding exercise equipment along pathway





Potential utility connection through parking lot pending additional analysis

Portland Loo restroom with water and sewer connections

Extend sewer connection to EcoCenter?

Remove underutilized benches and replace with exercise equipment



Exercise Equipment



Portland Loo



New Paving

BUDGET SNAPSHOT

Project Site	Est. Const. Cost	Notes
Initial project budget	\$ 3,000,000	
CONCEPT DESIGN PHASE ESTIMATED COSTS		
Warm Water Cove	\$ 1,620,720	
Illinois St Bridge	\$ 304,460	<i>Includes Public Art Costs</i>
Islais Landing	\$ 851,880	<i>Includes Understory Planting</i>
Bayview Gateway	\$ 36,181	
Backlands	\$ 190,406	
Heron's Head Park	\$ 1,024,875	<i>Includes restroom</i>
Total Estimated 10% Design Construction Cost*	\$ 4,028,522	

***Exclusions Across All Projects:**

- Power/Electrical connections
- Environmental Review
- Permitting
- Signage/Wayfinding
- Environmental Remediation

NEXT STEPS

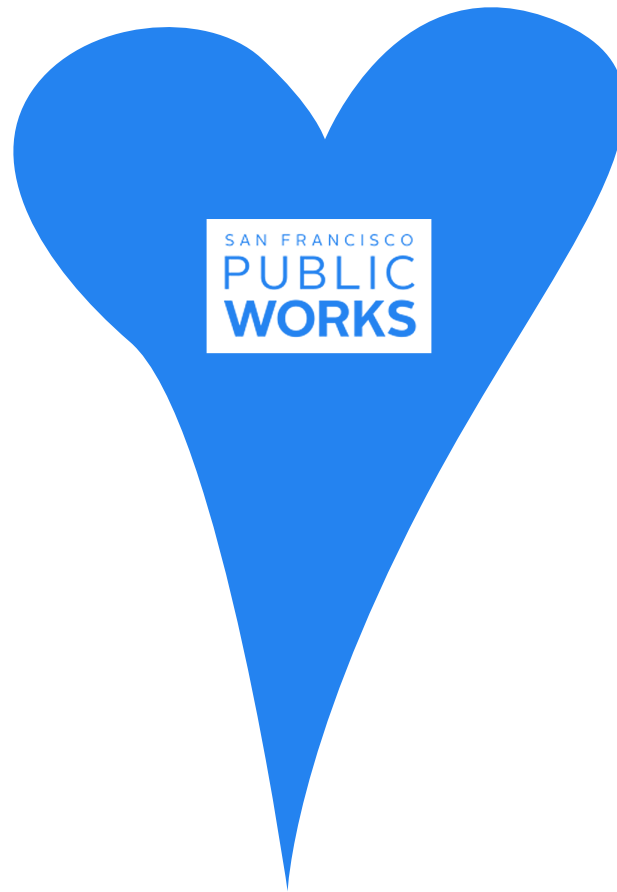
DRAFT SCHEDULE FOR DISCUSSION

- COMPLETED ① **Develop project scope**
- COMPLETED ② **Internal group reviews scope and sets priorities**
 - Order of Magnitude Cost Estimate
- ③ **Kickoff meeting with Public Works (review scope, schedule, etc.)**
- COMPLETED ④ **Site walk with Public Works**
- COMPLETED ⑤ **Negotiate Scope and Complete Work Order with Public Works**
- COMPLETED ⑥ **Concept development + iterative process with Public Works**
- APRIL 2025 ⑦ **Public Input**
 - Port Senior Staff
 - **Southern Advisory Committee**
- OCTOBER 2025 ⑧ **Construction Documents (some improvements may not go into CDs)**
- JANUARY 2026 ⑨ **Bid and Contracting (some improvements may not go out to bid)**
- JUNE 2026 ⑩ **Construction**

YOU ARE HERE



THANK YOU DESIGN TEAM!



Tony Esterbrooks

Nick Ancel

Ava Ross

DISCUSSION

