



The Greening of Smart Growth A Tale of Two Cities: Early Lessons from Vancouver and Portland



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portland's south waterfront

## SOUTH WATERFRONT: History

- 1950 -1970's Heavy Industrial use (ship dismantling & steel salvage)
- 1980"s Industry flight brown field remnants
- Area folded into Central City plan district
- 1990's Redevelopment planning (OHSU Expansion & River Renaissance)











### SOUTH WATERFRONT: Project Overview

- 140 acres, high density (200 units/acre) waterfront neighborhood
- 10,000 jobs, 4,500 from OHSU alone
- 3,000 housing units
- 788 affordable units
- Exemplary greenway: 1.2 miles, 100-150 ft setback
- Integrated park system
- Sustainable development / habitat restoration
- Mutli-modal transportation system: streetcar, tram, pedestrian linkages





## SOUTH WATERFRONT: Community Planning Principles

- Urban "green" riverfront district
- High density development with enhanced river ecology
- Brownfields development
- Grid street structure but not all for vehicular
- Pedestrian & partial vehicular access streets
- Comprehensive approach to "Green Streets" network
- District wide storm water management
- LEED certified buildings required through Development Agreement







# SOUTH WATERFRONT



PARK/OPEN SPACE/NATURAL AREA



SOUTH WATERFRONT





SOUTH WATERFRONT

## SOUTH WATERFRONT







# SOUTH WATERFRONT





# SOUTH WATERFRONT: Green Street









South Waterfront Greenway SOUTH WATERFRONT: Parks & Open Space Schematic Design Plan





# SOUTH WATERFRONT: Park Design Typology





# SOUTH WATERFRONT: Habitat Restoration & Integration











SOUTH WATERFRONT: Phase 1 Build Out



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#### SOUTH WATERFRONT: Phase 1 Build Out



#### SOUTH WATERFRONT

#### POLICY DRIVERS

- The "Big Pipe" stormwater management
- High density Vancouver 'skinny towers' & dumbbell planning
- Science & technology district
- Green building requirements & best practices

FINANCING

- Urban Renewal District Tax Increment Financing
- Development Agreement: City, NMI, OHSU
- Local Improvement Districts streetcar and tram
- OHSU, NMI, City, State, Federal resources
- Central District: \$75 million public, \$1.5 billion private funding

#### SOUTH WATERFRONT

#### LESSONS LEARNED

- Sustainability came late driven by stormwater and ESA listing
- Green buildings requirement through
   Development Agreement back door policy
- Funding in constant shortage
- Risk dampens innovation (e.g. surface water & retail)
- Partners & players many cooks increases
   complexity





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southeast false creek

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# SOUTHEAST FALSE CREEK: Project Overview

- 80 acre brown field site
- 50 acres owned by City
- 12,000 to 15,000 new residents by 2018
- 6 million sq ft of development
- 1/3 affordable housing
- 1/3 modest market housing
- 1/3 market housing
- triple bottom line accounting





## SOUTHEAST FALSE CREEK: Complete Community Design

- 26 acres of park
- shoreline works including island, bridge, promenade, and inter tidal fish habitat
- 30,000 sq ft community centre & nonmotorized boating facility
- 5 licensed childcare facilities & 2 outof-school care facilities
- restoration of heritage buildings
- K-7 elementary school
- interfaith spiritual centre

















north-south section through SEFC



# SOUTHEAST FALSE CREEK: Sustainability Plans

- Energy
- Water
- Waste
- Urban Agriculture
- Transportation





## SOUTHEAST FALSE CREEK: Neighbourhood Energy Utility

- District energy system
- GHG neutral
- Biomass or swer waste heat source
- Low temperature distribution system
- Green buildings
- Thirty percent more efficient, 13,000 tonnes of GHG mitigated compared to BAU







# SOUTHEAST FALSE CREEK: Olympic Village

- Buildings to be used as the Olympic Village will be built first
- Village will be showcase of sustainable development
- Housing for 2,200 athletes and 600 officials
- 612,000 sq ft of accommodation
- 30,000 sq ft of commercial / retail
- Exclusive Use Period from November 1, 2009 to March 31, 2010
- Post Olympics, the buildings will be completed to form the first neighbourhood in the Southeast False Creek community





## SOUTHEAST FALSE CREEK

## POLICY DRIVERS

- 13 years of public process
- Clear sustainability requirements, metrics
- SEFC Official Development Plan
- Big stick in rezoning applications developers pay for amenities

#### FINANCING

- City's Public Endowment Fund (\$1.2 Billion) funding public amenities
- City offset public investment through development fees

<ul> <li>Land discounted</li> </ul>	
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#### SOUTHEAST FALSE CREEK

#### LESSONS LEARNED

- Integrated Site Serving key
- Single developer with clear requirements
- Land costs discounted for sustainability
- Private lands required to hook to utility, implement green building standards

• Politics in play - modest housing scraped