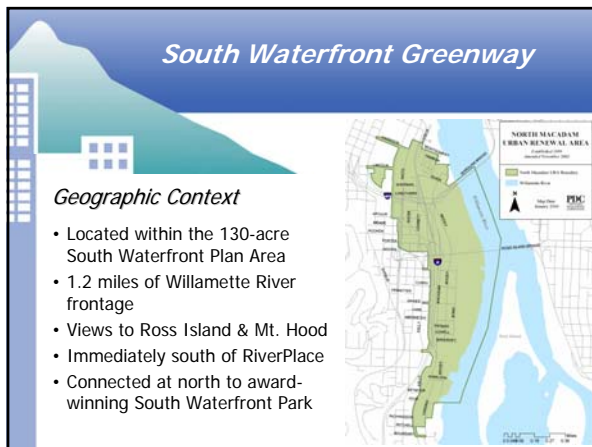
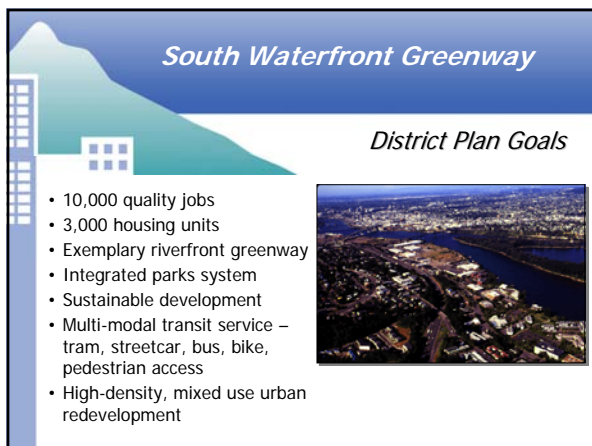


South Waterfront District Greenway Implementation Strategy: Ownership Tools








South Waterfront Greenway

*Where We Are Today
Developing the Central District*



- Development agreement executed August 2003 (PDC/NMI/OHSU)
- Dedication of 125-foot Greenway Tracts and Initial Greenway Improvements to City
- City to construct Greenway Development Plan in Central District by end of 2012

South Waterfront Greenway

Ownership Goal

Today, Partnership Group to recommend Goal for Greenway Ownership:

- Direct Greenway Capital Improvements Funding & Phasing Plan decision-making
- Guide development agreement negotiations – for private property owners and the City




A rehabilitated Coopers hawk, released at the South Waterfront groundbreaking, represents the renewal of the waterfront for our newest urban renewal area.

South Waterfront Greenway

Publicly Owned Public Space

How it works:

- A private property owner donates the property for a tax deductible donation to either the City or another entity created to receive the property.
- The City may receive the land based on a development agreement or other negotiated agreement.



Central District Development Agreement – deeds Greenway tracts and Initial Greenway Improvements to City

South Waterfront Greenway

Publicly Owned Public Space



South Waterfront Park,
Portland, Oregon – managed by Portland Parks & Recreation and additional management and maintenance provided by RiverPlace Community Association

South Waterfront Greenway

Publicly Owned Public Space

- The City can access Federal, State, Local grants and private gifts.
- Full public access is provided in perpetuity.
- Creates opportunities for public-private partnership for capital improvements and operations and maintenance; a more innovative design could be possible with City as lead for permitting.
- Allows for tax-deductible donation of land and removes future tax burden of property.
- Property owners could retain FAR for use on other District properties.

South Waterfront Greenway

Non-Profit Ownership of Public Space

How it works:

- The Greenway property is donated or sold to a non-profit, either existing or organized for this purpose. This land transfer could be negotiated as part of a development agreement with PDC.
- The non-profit would have local participation on the Board of Directors.

South Waterfront Greenway

Non-Profit Ownership of Public Space

- The City has another entity for receiving dedicated Greenway grants and foundation gifts for capital improvements and operations and maintenance.
- Revenue generated by programs or other commercial endeavors in the Greenway is less likely to be moved to other parts of the City.
- The City and private property owners share control over Greenway decision-making through participation on a Board of Directors.
- Creates an opportunity for a public-private partnership.
- Property owners could retain FAR for use on other District properties.

South Waterfront Greenway

Non-Profit Ownership of Public Space



Camassia Natural Area,
West Linn, Oregon –
owned and managed by
the Nature Conservancy



**Elk Rock Gardens of the Bishop's
Close,** Portland, Oregon –
owned and operated by the
Episcopal Diocese of Oregon

South Waterfront Greenway

Private Ownership with Conservation Easement

How it works:

- The easement is donated or sold to a government entity or land trust and the easement language defines what can and cannot happen within this area.
- The easement runs with the land in perpetuity.

South Waterfront Greenway

Private Ownership with Conservation Easement

- The public may have full access to the Greenway in perpetuity and the land could be developed to the Greenway Development Plan.
- Typically there are tax benefits to donating a conservation easement, both for the tax deductible donation as well as elimination of future tax burden.
- Creates private-public partnering opportunities for build-out and operations and maintenance of the Greenway.
- FAR could be retained by the private property owner for use on other land in the District.

South Waterfront Greenway

Private Ownership with Conservation Easement



Post Office Square
Boston, Massachusetts – managed by Friends of Post Office Square, a private non-profit

South Waterfront Greenway

Private Ownership

How it works:

- The private property owner retains ownership of the land and grants a trail easement to the City, as required by Code.
- The Greenway could be improved by the private property owner based on Code or based on the Greenway Development Plan, through a negotiated agreement.


South Waterfront Greenway

Private Ownership

- The private property owner is responsible for minimum Greenway Code improvements.
- Public access is limited to the trail.
- Private property owners may retain more flexibility for development of 25-foot "activity area" adjacent to development.
- Private property owner retains primary responsibility for operations and maintenance of private Greenway area.

South Waterfront Greenway

Private Ownership



Willamette River Trail, Portland, Oregon – trail is managed by Portland Parks & Recreation and areas outside of trail are privately maintained.



*South Waterfront District...
Portland's Next
Great Neighborhood!*
