



Bureau of Planning and Sustainability
Innovation. Collaboration. Practical Solutions.



Central City 2035: West Quadrant Plan

Planning and Sustainability Commission
Work Session
December 9, 2014



Work Session Agenda

1. Discussion:
 - a. Affordable Housing
 - b. Bridgehead Heights
 - c. West End heights
2. Other Discussion Items?
3. Vote on amended plan
4. Transmittal letter



Affordable Housing *Policy Nesting*

Comprehensive Plan
Goals and Policies

**Central City 2035 Concept
Plan/Central Citywide**
Goals, Policies and Actions

District Plans
Policies and Actions



CC2035 Affordable Housing

Clarify goals and priorities

NEW GOAL:

Goal H: Add to the affordable housing supply of the Central City to maintain and grow the racial, ethnic and economic diversity of the Central City.

NEW TARGET

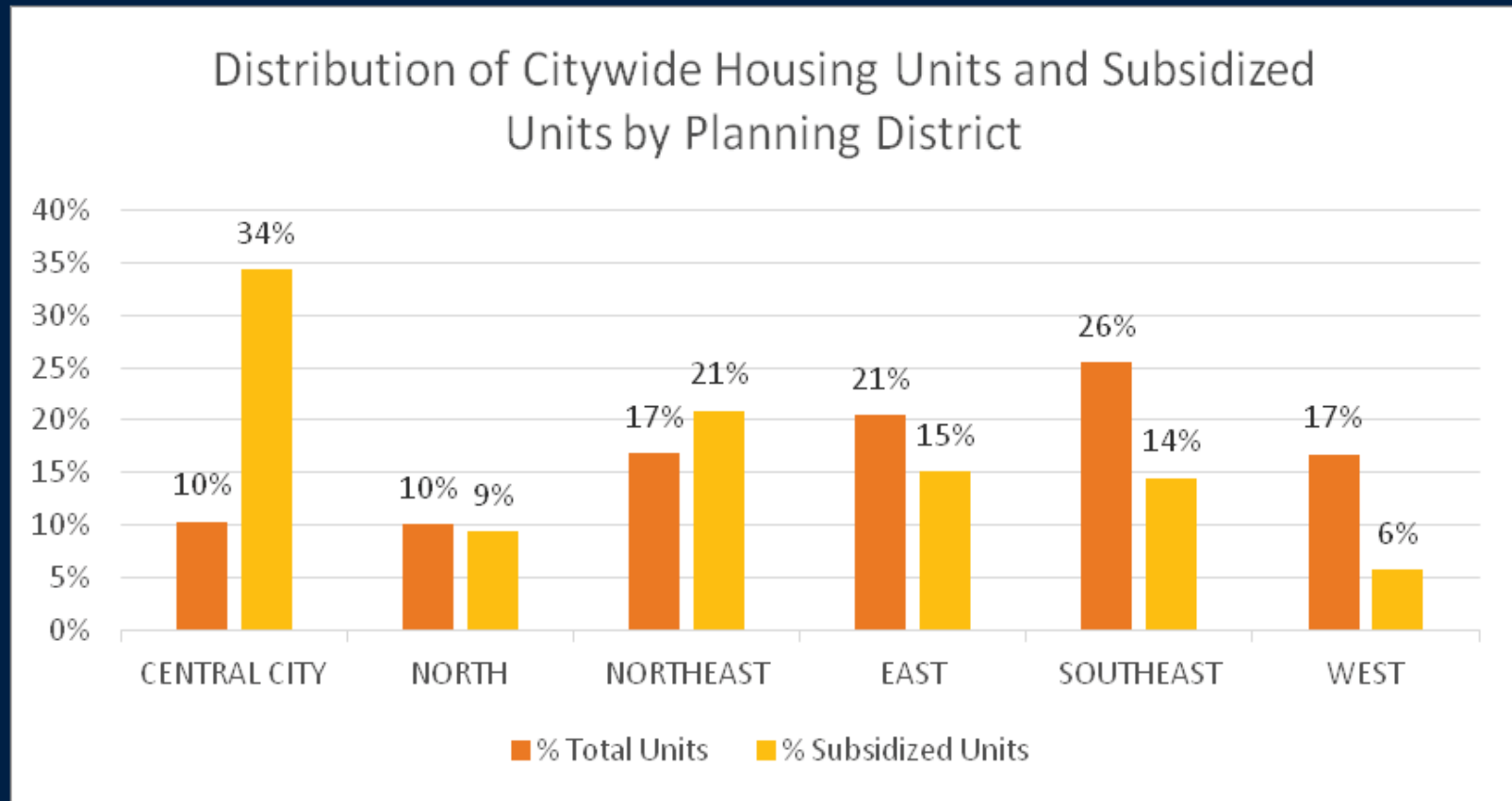
2035 Performance Target: Housing

30 percent of all housing in the Central City will be affordable to households in the 0% to 80% MFI bracket.



Affordable Housing

Central City in context



Source: Metro, 2011



CC2035 Affordable Housing

REVISED POLICIES:

18. Housing Affordability. Continue to develop new affordable housing in the Central City so that approximately 30% of the total housing in the Central City is affordable to households between 0% and 80 % MFI.

Increase the supply of housing affordable to working households in the 50% to 80% MFI bracket, households for whom the Central City's access to jobs and transit can be particularly beneficial.

18. Public Investment in Affordable Housing. For public affordable housing resources, prioritize funding for housing programs and investment to meet the unmet needs of extremely low and very low-income households (0-50% MFI).



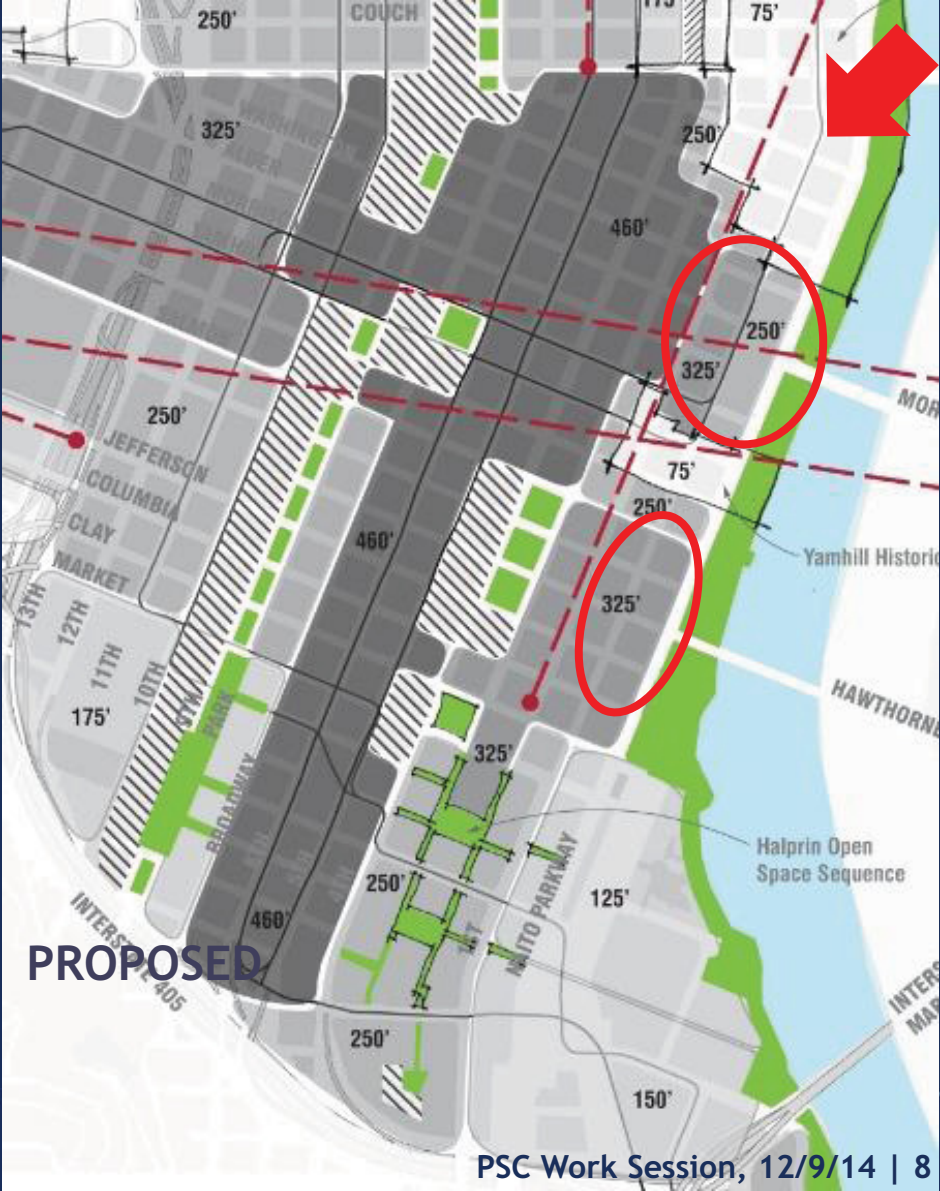
CC2035 Affordable Housing

OTHER POLICY CHANGES:

- New Central City-wide policy and action related to closing minority homeownership gap
- Revised district-level housing policies to be consistent with the Central City-wide policy

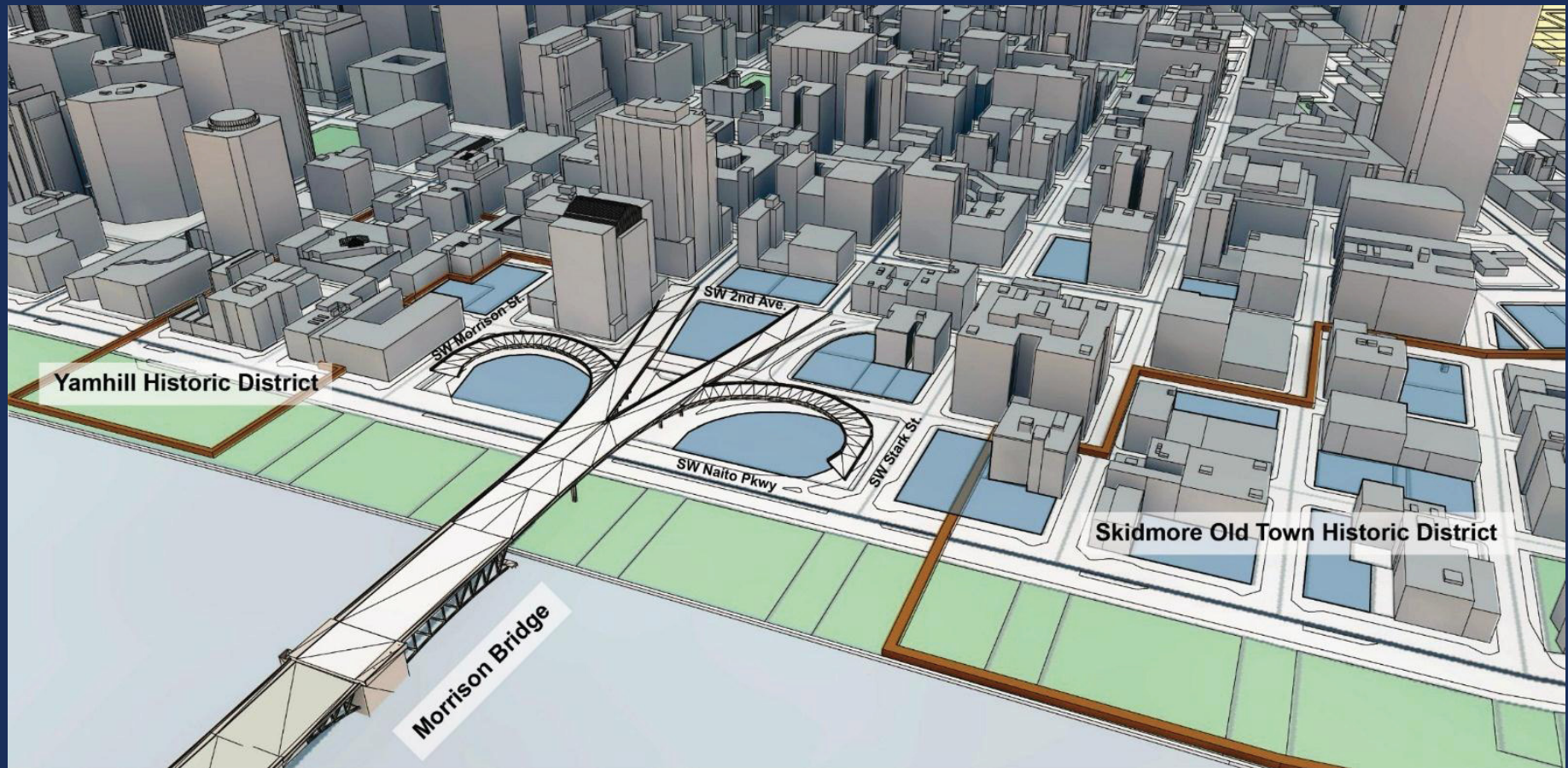


Bridgehead Heights



Morrison Bridgehead Heights

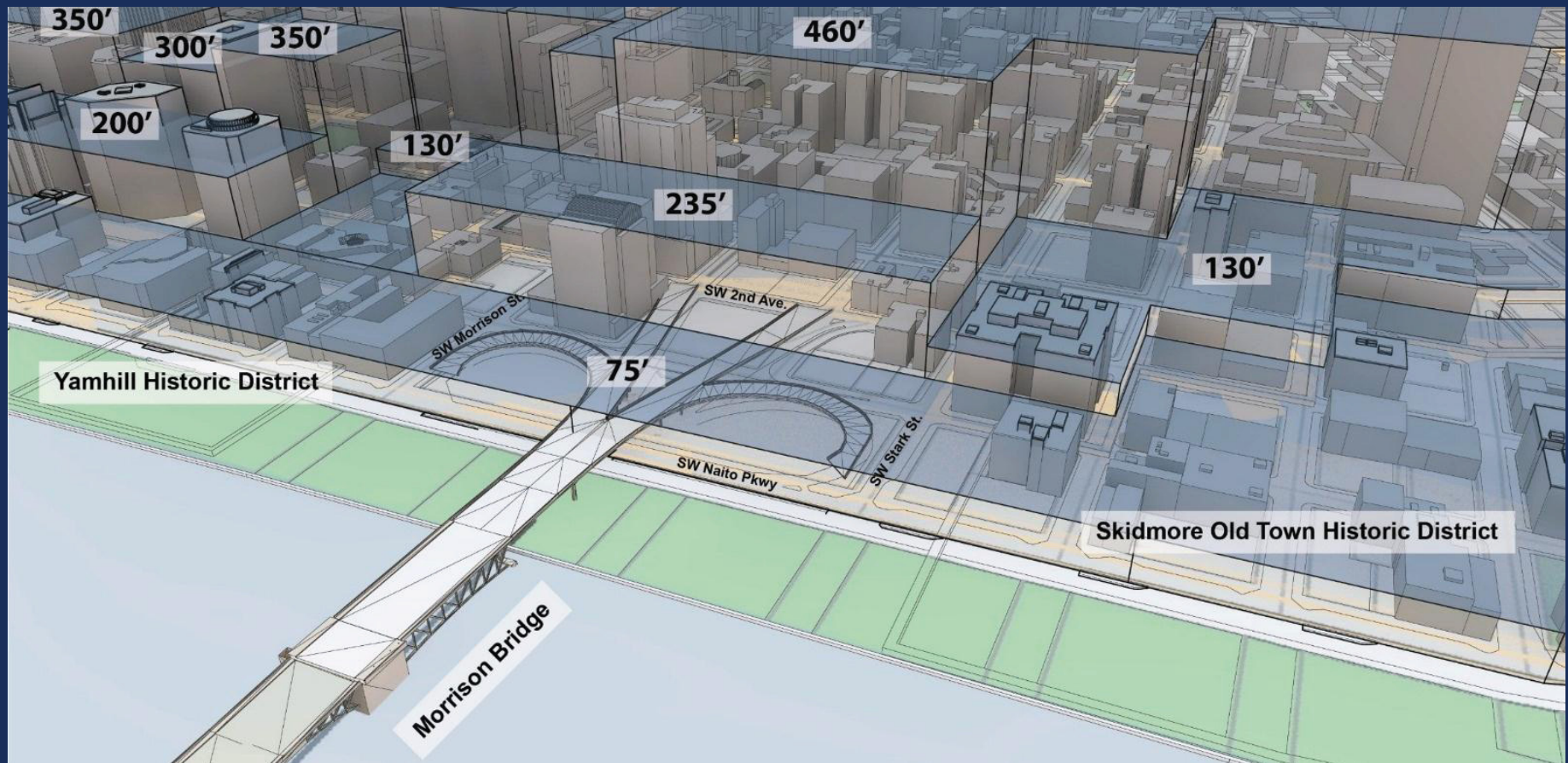
Morrison Bridgehead: Redevelopment Sites



Morrison Bridgehead Heights

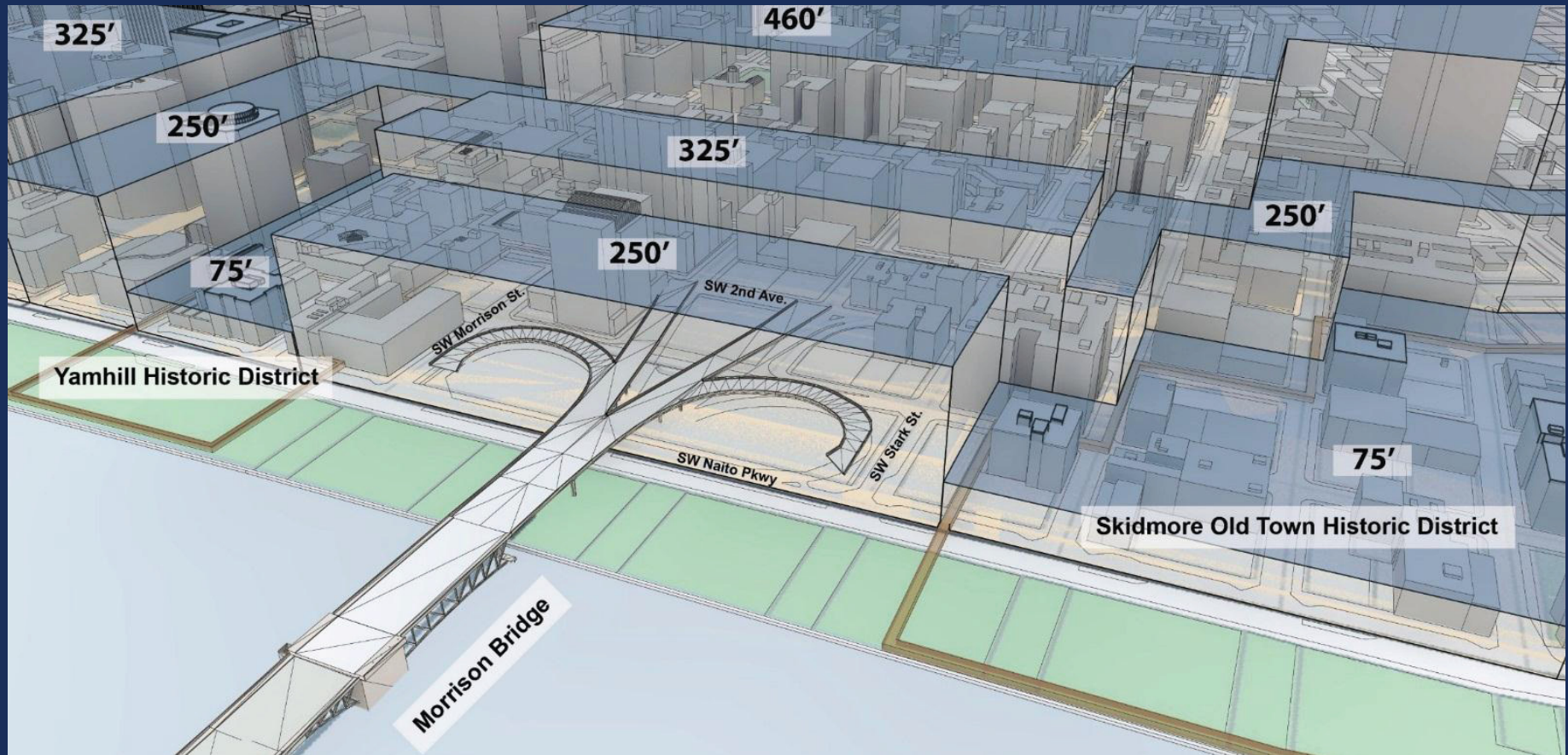
B. Concerns about step-down to the river

Morrison Bridgehead: Existing Max Height Envelopes



Morrison Bridgehead Heights

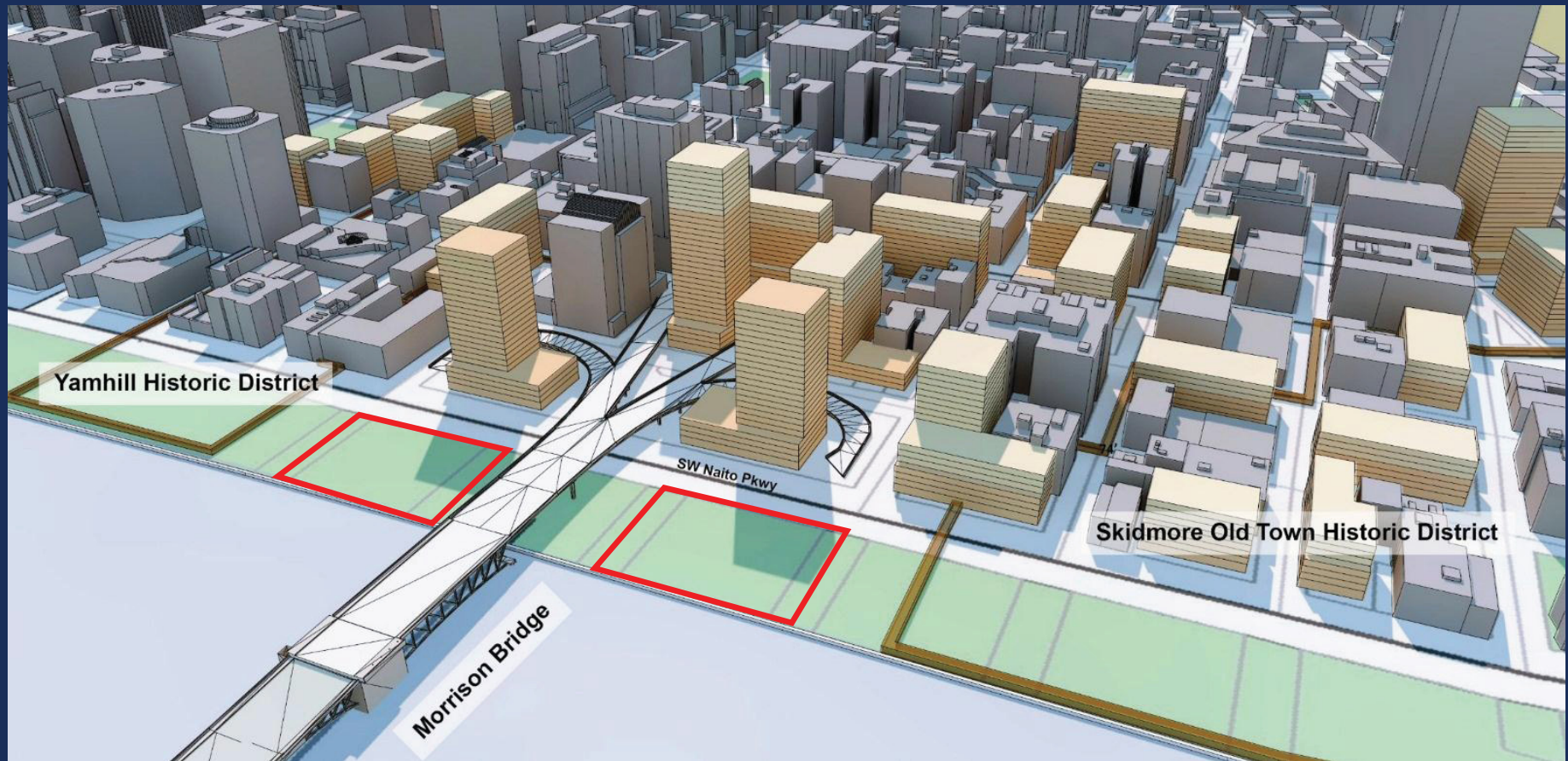
Morrison Bridgehead: Proposed Max Height Envelopes



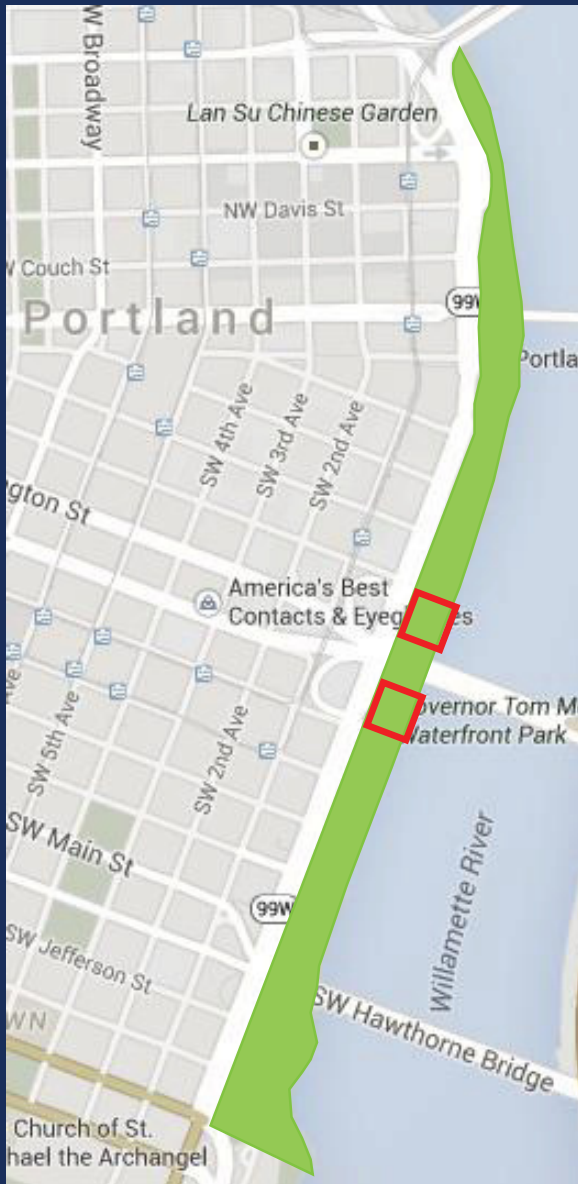
Morrison Bridgehead Heights

A. *Shading impact concerns*

Morrison Bridgehead: Shadow Study April 21, 3 p.m.



Morrison Bridgehead Heights



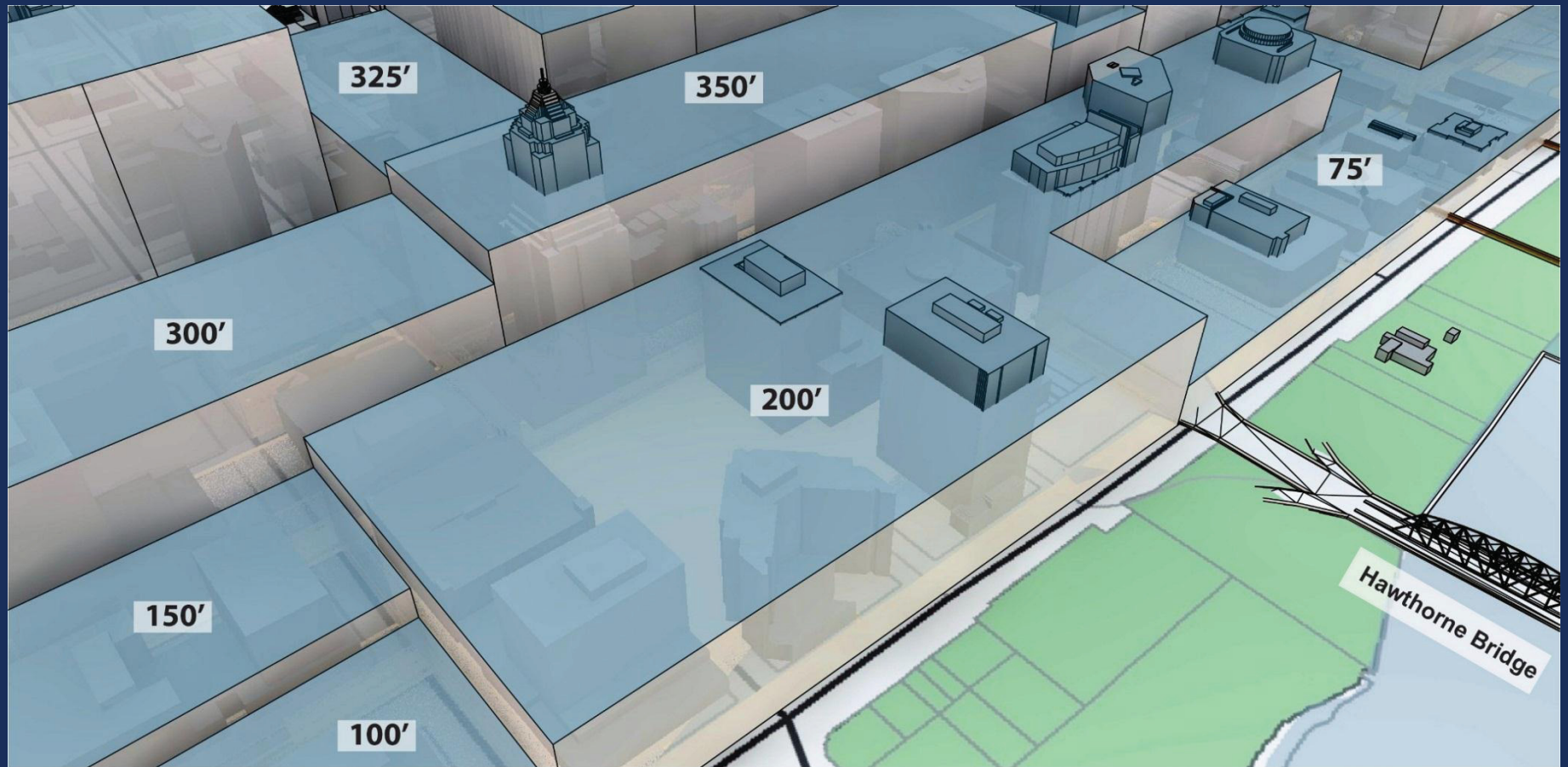
Hawthorne Bridgehead Heights

Hawthorne Bridgehead: Existing Conditions



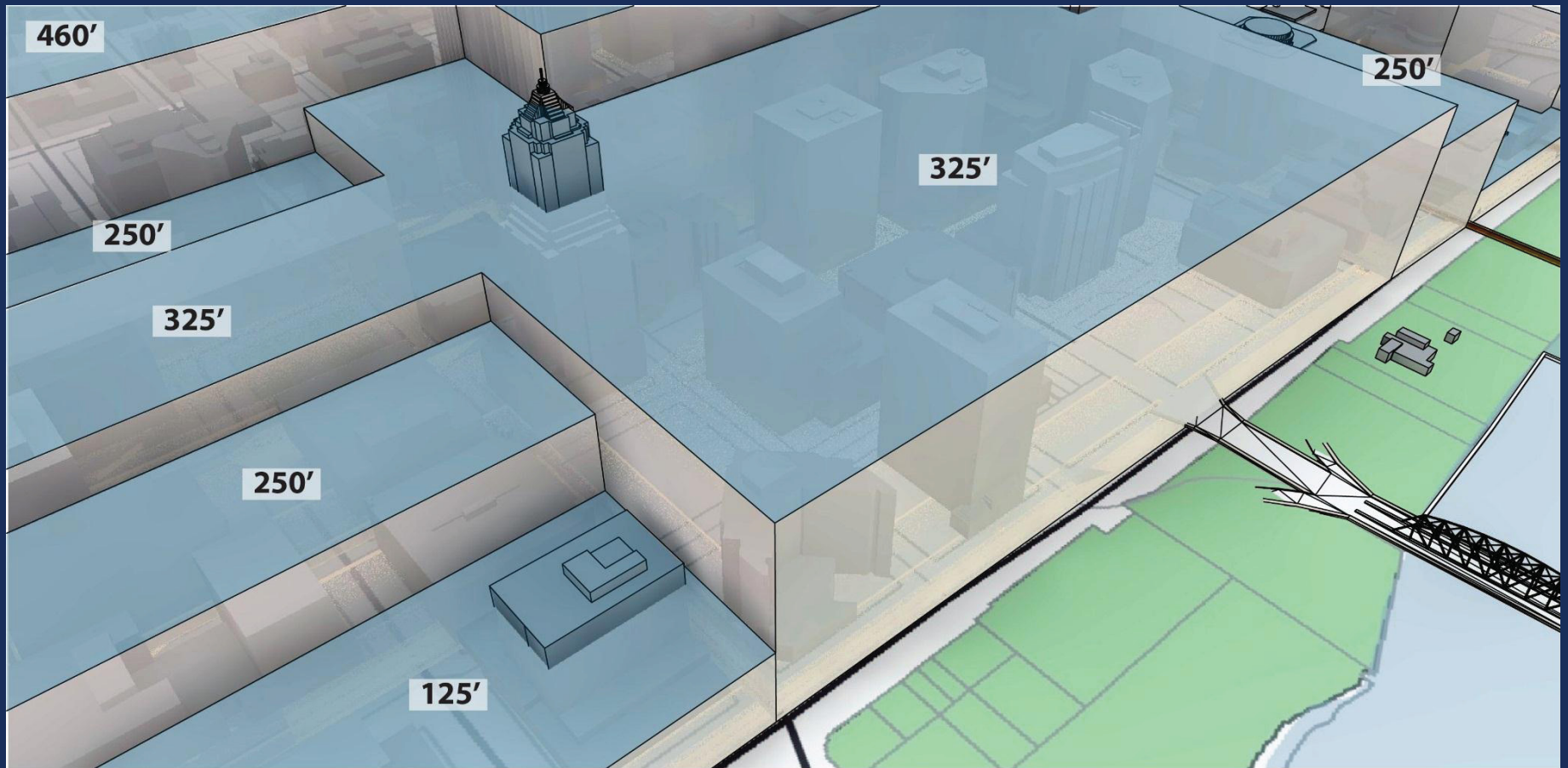
Hawthorne Bridgehead Heights

Hawthorne Bridgehead: Existing Max Height Envelopes



Hawthorne Bridgehead Heights

Hawthorne Bridgehead: Proposed Max Height Envelopes



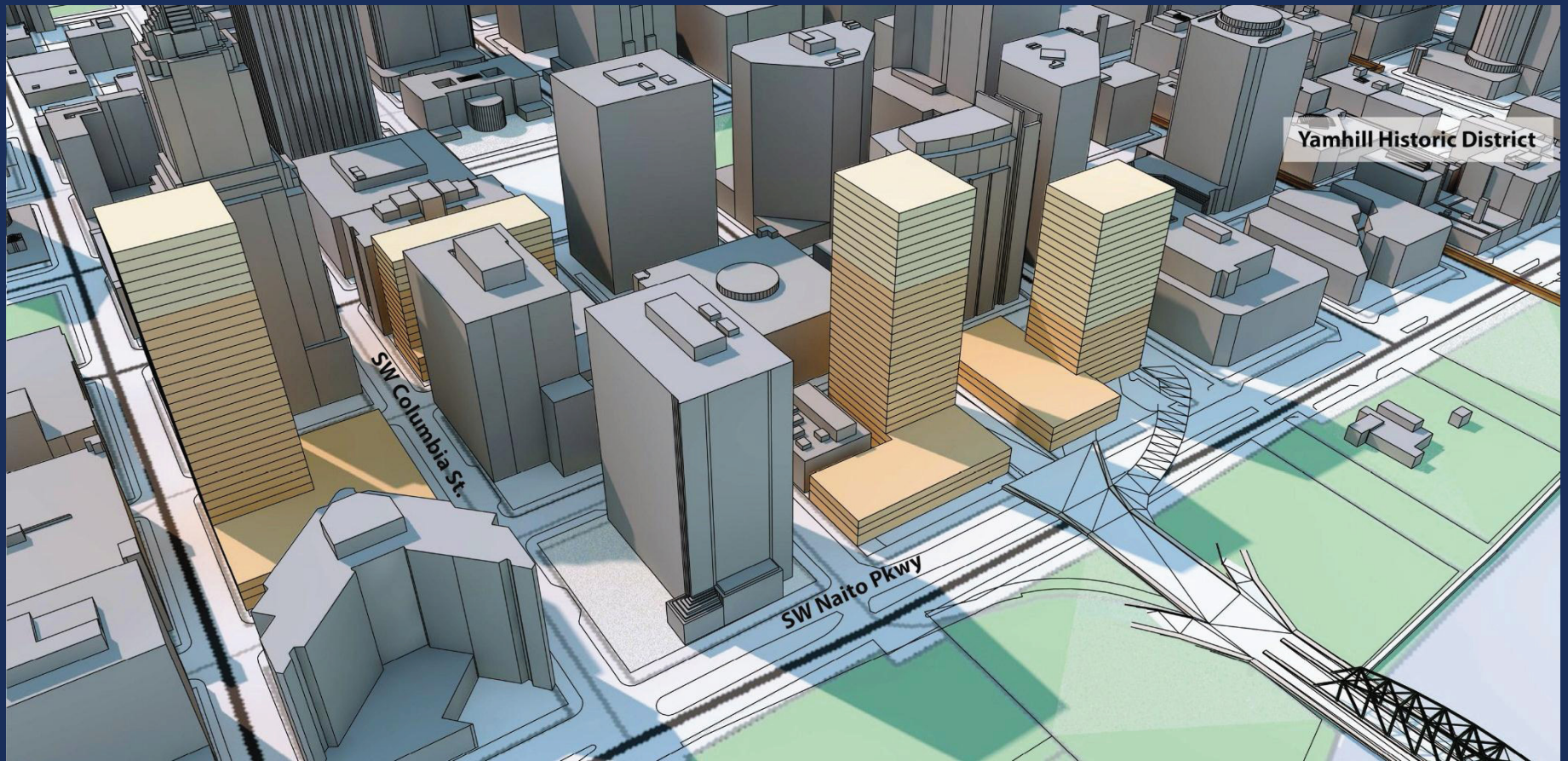
Hawthorne Bridgehead Heights

Hawthorne Bridgehead: Building Volumes with Proposed Height Limits



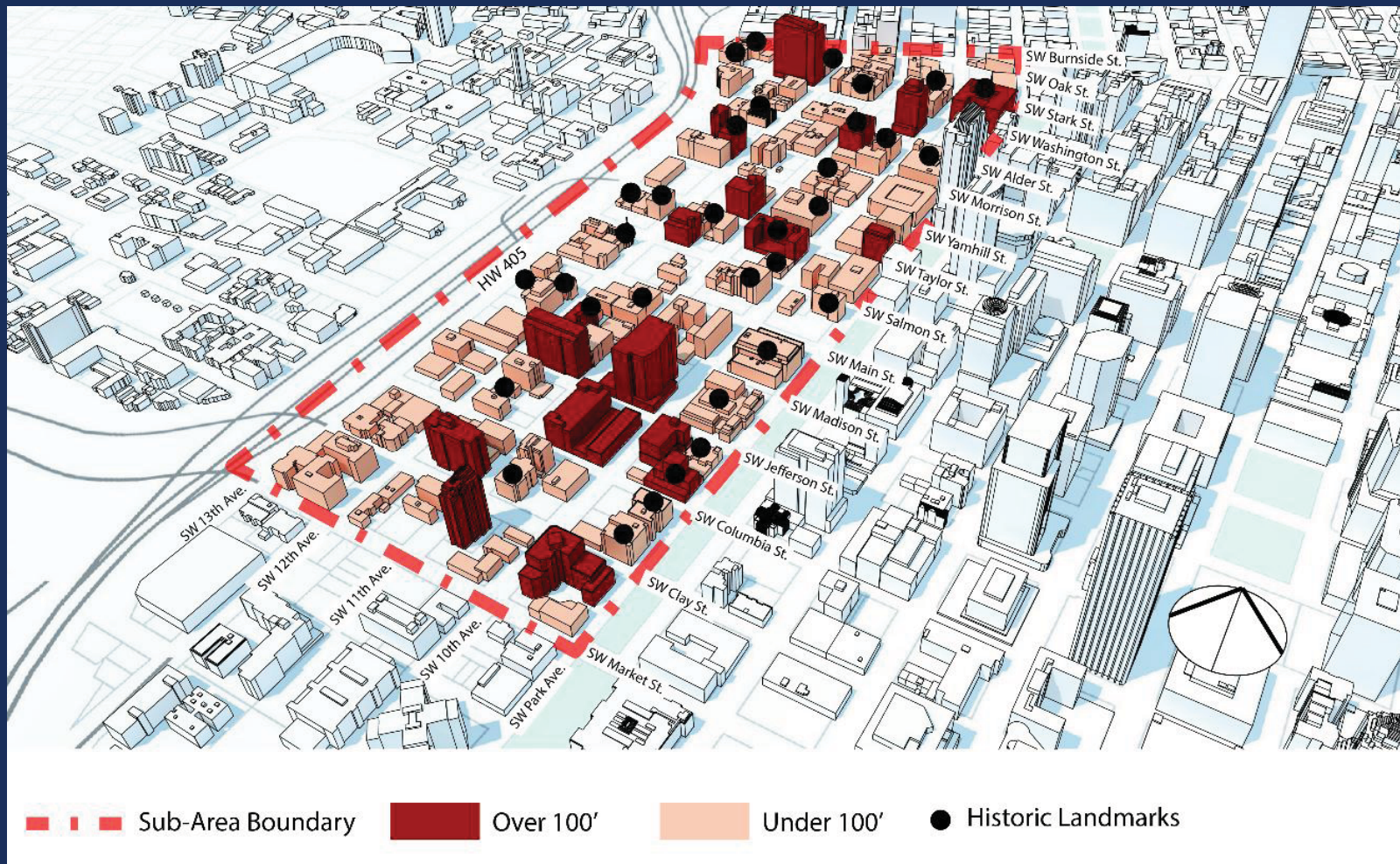
Hawthorne Bridgehead Heights

Hawthorne Bridgehead: Shadow Study April 21, 3 p.m.



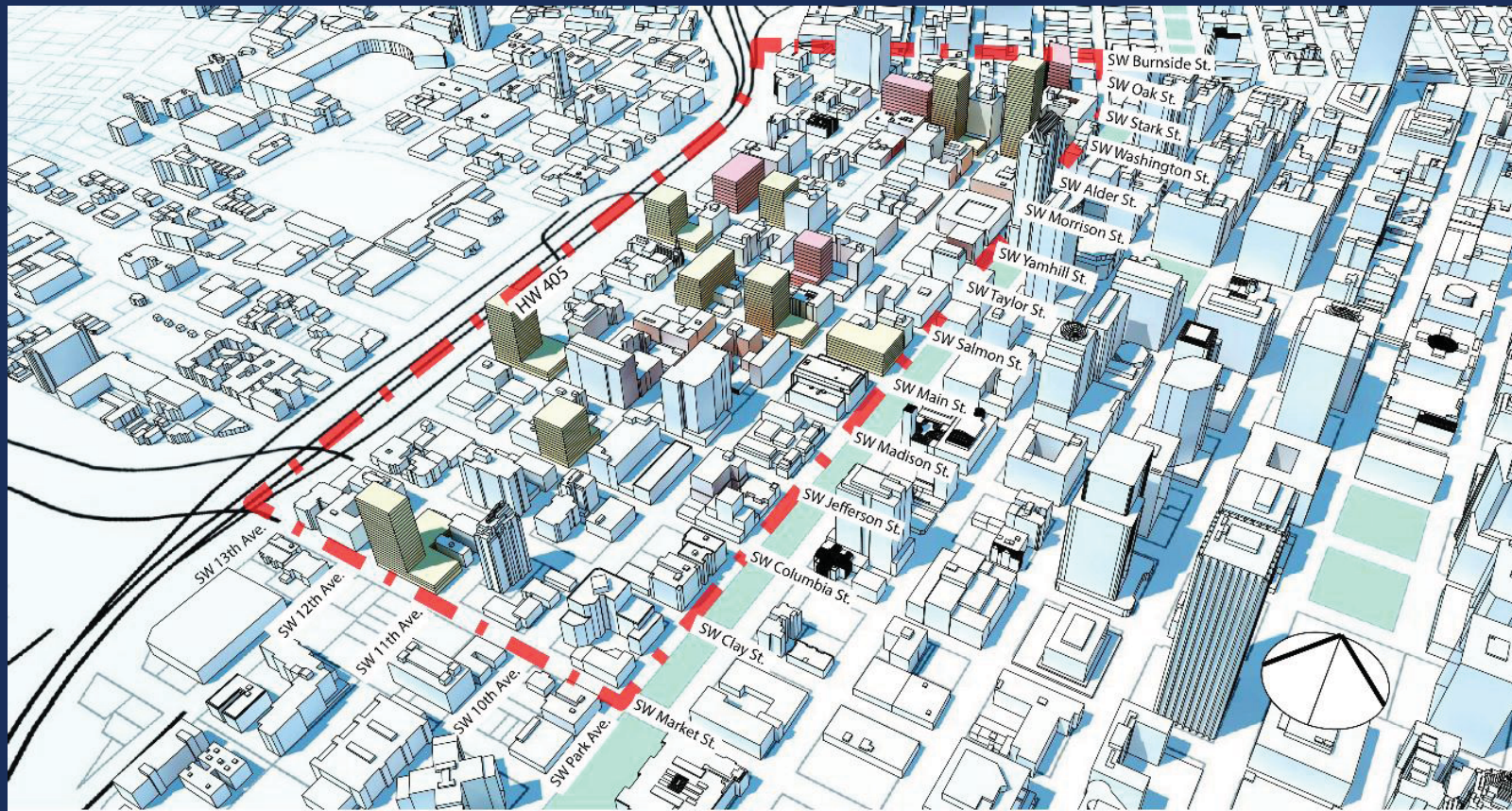
West End Maximum Building Heights

Historic Landmarks



West End Maximum Building Heights

2,000 new jobs; 3,000 new housing units



■ ■ ■ Sub-Area Boundary

■ Housing

■ Commercial



Other items for discussion



Proposed Motion:

Forward the Proposed Draft West Quadrant Plan as amended to the City Council for their consideration.

- *Including amendments in Attachment D (as modified) and*
- *(any amendments from PSC discussion items).*



Transmittal Letter

Guidance to Staff



Bureau of Planning and Sustainability
Innovation. Collaboration. Practical Solutions.

