

REVISED Decision Table C. Other Height Requests

Many pieces of testimony focused on height and included requests to increase or decrease allowed heights throughout the Central City. The table below organizes these by subdistrict. The staff recommendations are consistent with several CC2035 policy approaches, including:

- Not increasing base heights
- Requiring a public benefit for increases in bonus height
- Increases in bonus height provides flexibility for different design options, such as the provision of on-site open areas
- Setting heights to protect scenic resources, preserve light and air in open spaces and preserve the character of historic districts
- Maintaining the City's tallest heights along the transit mall
- Stepping height down to the Willamette River and neighborhoods outside the Central City
- Emphasizing bridgehead locations

Contents of Decision Packet C: Other Height Requests

- Decision Table C (Note: items C20 to C32 added since 9/27/16 draft)
- Maps C1, C2, C3, C20 and C21
- Height Memo C

Items Marked for PSC Discussion:

- C3:** RiverPlace
- C8:** West End
- C15:** NE 15th-16th/ Sullivan's Gulch
- C32:** Park Blocks

Ref #	Comment #	Commenter(s)	District	Proposed draft	Request(s)	Staff recommendation	Staff rationale	Discuss?	PSC decision
C1 and Map C1	20332, 20429, 20989	Carrie Richter for David Leiken; Carrie Richter David Gold	Old Town/ Chinatown Area: 6 block area between W Burnside and NW Everett and 5th and Broadway	Base Height: 250' Bonus Height: None Reference: Volume 2A Pt. 1: Map 510-3, p. 327.	Base Height: 460' (existing) Bonus Height: None The proposed reduction is not justified and the area to the north can bonus to 325'.	Proposed Amendment: Base Height: 250' (as proposed) Bonus Height: 325' See Map C1	Existing base heights are 460'. Staff recommends lowering base heights to 250' because: <ul style="list-style-type: none"> • The Central City Plan (1988) anticipated that the high-rise downtown commercial core would expand north of Burnside. This has not happened. • Existing developable sites among older buildings are generally smaller and will more likely redevelop to 250'-325' (or lower) similar to other development in the area. This is a pattern staff would like to see preserved. The proposed amendment would continue to propose a base height at 250', but add the potential for 75' of bonus height similar to the properties to the north.	<input type="checkbox"/>	<input type="checkbox"/> Support staff rec. <input type="checkbox"/> Other
C2 and Map C2	20306	John Southgate LLC; on behalf of Ken Unkeles and Tom Goldsmith	Pearl District Area: West of NW Front in NW corner of Pearl	Base Height: 100' Bonus Height: None Reference: Volume 2A Pt. 1: Map 510-3, p. 326	Base Height: 250' Bonus Height: None Increased FAR and height will allow dense future redevelopment that supports many CC2035 policy goals.	Proposed Amendment: Base Height: 100' (as proposed) Bonus Height: 175' See Map C2	<ul style="list-style-type: none"> • Property is currently zoned IH (EX). Staff has proposed to rezone to EX in conformance with the Comp Plan, with a base height of 100' and 2:1 FAR. • The proposed amendment would allow an additional 75' of bonus height consistent with properties along the river to the northeast and southeast of the site. 	<input type="checkbox"/>	<input type="checkbox"/> Support staff rec. <input type="checkbox"/> Other

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C3 and Map C3	20882, 21032	Augustin Enriquez-GBD Architects Inc. for ABP Capital Augustin Enriquez	University District/South Downtown Area: Portion of RiverPlace	Base Height: 125' and 150' Bonus Height: None (no change from existing). Reference: Volume 2A Pt. 1: Map 510-3. p. 331	Base Height: 250' Bonus Height: None Also rationalize height map line that cuts across property lines and ROW. Increased height will allow redevelopment of site, supporting a vibrant neighborhood.	Proposed Amendment: Base Height: 125' and 150' Bonus Height: 150' and 200' See Map C3	<ul style="list-style-type: none"> As shown on Map C3, staff is proposing to reconfigure the height pattern in this area to align with parcel boundaries and rights of way. Adding the potential for bonus height will encourage denser, urban scale development and more active uses along the riverfront, consistent with the goals of the plan. The staff recommendation retains the step down to the river policy. 	<input checked="" type="checkbox"/>	<input type="checkbox"/> Support staff rec. <input type="checkbox"/> Other
C4	20325	Dana Krawczuk-Perkins Coie LLP; on behalf of Unico Properties, LLC	Downtown Area: Various	Retain existing base heights on 3 buildings with non-conforming heights, but allow bonus height up to the existing buildings' height: US Bank Tower: Base Height: 460'; Bonus Height: 545' KOIN Tower: Base Height: 350'; Bonus Height: 460' Wells Fargo Tower: Base Height: 325' and 150'; Bonus Height: 555' Reference: Volume 2A Pt. 1: Maps 510-3 and 510-4, p. 326-337	Base Height: Unlimited Allow unlimited height for existing buildings that exceed current maximum heights. Non-conforming height makes financing and sales difficult and does not allow buildings to be rebuilt to current height in case of building loss.	Retain Proposed Draft version with a map correction	<ul style="list-style-type: none"> Staff proposes to retain existing base height limits on US Bank, KOIN and Wells Fargo buildings but allow bonus height up to the existing buildings' heights. Buildings can be rebuilt to maximum heights shown on Map 510-4 through use of bonus and transfer system, consistent with other proposals to increase heights. Map Correction: While the correct bonus height of 460' on the site of the KOIN building is shown on proposed Map 510-4, the hatching indicating eligibility for bonus height was inadvertently left off Map 510-3. Staff recommends adding the hatching to the KOIN building site on Map 510-3. 	<input type="checkbox"/>	<input type="checkbox"/> Support staff rec. <input type="checkbox"/> Other

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C5	20503	Colin Cortes	Downtown Area: Northern portion of Downtown	Base Height: 460' Bonus height: None Reference: Volume 2A Pt. 1: Map 510-3, p. 331	Base Height: 460' and 325' Reduce area with 460' heights to three blocks east-west along SW 5th and 6th and three blocks north-south along Morrison and Yamhill. Limit height to 325' in remaining area.	Retain Proposed Draft version.	The staff proposal does not increase heights in this area and continues the pattern set in the 1970s and 1980s of allowing largest buildings in the city along the transit mall in the downtown core.	<input type="checkbox"/>	<input type="checkbox"/> Support staff rec. <input type="checkbox"/> Other
C6	20580, 20688, 20898, 20977, 21036, 21041, 21062, 20503	Jeffrey Lang, Bob Sallinger--Portland Audubon Society, Jerry Ward, Steve Pinger-Northwest District Association, Jeanne Galick, Jeffrey Lang, Jerry L. Ward, Colin Cortes	Downtown Area: West sides of Morrison and Hawthorne bridgeheads	Base Height: 75' to 200' Bonus Height: 250' to 325'. Reference: Volume 2A Pt. 1: Maps 510-3 and 510-4, p. 326-337	Base Height: 75' to 200' Bonus Height: None Proposed height increases at the Bridgeheads are not consistent with principle of stepping down to the river.	Retain Proposed Draft version.	<ul style="list-style-type: none"> • The bridgeheads and adjacent buildings act as gateways into and out of the downtown and plans since the 1970s have called for major attractions and new development at these important riverfront locations. • These sites are difficult to develop due to access limitations and other constraints. • The proposed draft retains a step-down to the river. 	<input type="checkbox"/>	<input type="checkbox"/> Support staff rec. <input type="checkbox"/> Other

Ref #	Comment #	Commenter(s)	District	Proposed draft	Request(s)	Staff recommendation	Staff rationale	Discuss?	PSC decision
C7	20503	Colin Cortes	Downtown Area: Area adjacent to SW section of Skidmore/Old Town HD	Base Height: 130' for half-block band along SW border of historic, transitioning to 460' Bonus Height: None Reference: Volume 2A Pt. 1: Map 510-3, p. 331.	Base Height: 130' for half-block band along SW border of historic, transitioning to 235' Create a height band of no more than 235' that parallels the 130' height band for at least a half block.	Retain Proposed Draft version.	Input from the Landmarks Commission has indicated sharp height transitions to historic districts are appropriate.	<input type="checkbox"/>	<input type="checkbox"/> Support staff rec. <input type="checkbox"/> Other

Ref #	Comment #	Commenter(s)	District	Proposed draft	Request(s)	Staff recommendation	Staff rationale	Discuss?	PSC decision
C8	20301, 20314, 20347, 20350, 20351, 20378, 20403, 20413, 20416, 20418, 20420, 20475, 20559, 20881, 20974, 20997, 21023, 21027	Tracy Prince-- Goose Hollow/Foothills League, William Galen, Richard Rahm, Tom Neilsen, Wendy Rahm, Wendy Rahm, Daniel Salomon, Deborah O'Neill, Wendy Rahm, Tom Neilsen, Richard Rahm, Sheila & Gary Seitz, Daniel Salomon, Suzanne Lennard, Deanna Mueller-Crispin, Peter R. Meijer, Deanna Mueller-Crispin, Suzanne Lennard	West End Area: entire subdistrict	Base Height: Generally, 150' to 460' in northern portion and 250' in southern portion Bonus Height: Generally, 325' in northern portion and none in southern portion Reference: Volume 2A Pt. 1: Maps 510-3 and 510-4, p. 326- 337	Base Height: 100' Bonus Height: None Limit heights in West End to 100' to create greater step down from taller heights in core and promote a more human scale.	Retain Proposed Draft version. See also items C26 and C27 for heights adjacent to the South Park Blocks	<ul style="list-style-type: none"> The West End is currently the western part of Downtown. Staff's proposal preserves a transition from the highest densities in the downtown core to lower densities adjacent non-Central City neighborhoods and districts. Metro has set average density targets to meet the demand for the forecasted future population. For the Central City this goal is 250 people/acre. This density goal recognizes the Central City as the most appropriate location in the region for the largest building scales and highest population density. Development projects with taller buildings are more likely to include amenities like plazas, pocket parks, green landscaping areas, and storm water treatments because they can achieve full build-out of allowed density without building over the entire site area. Staff believes that height flexibility is important to efficiently use our small blocks and allow for a variety of building forms. With a larger envelope to work within, buildings can be designed to provide opportunities for light, air and views between towers and ground level or podium open space. It could also relieve pressure on historic landmarks by allowing unused FAR to be transferred from historic resources to other sites. Density targets could potentially be met without taller buildings but there would be tradeoffs such as bulkier buildings, less opportunity for open space; and less variety of housing choices. To support and leverage the maximum benefit from infrastructure projects including light rail and street car alignments through the subdistrict. In addition to civic and cultural amenities in the subdistrict that draw people from all over the region. At least 11 existing structures in the West End subdistrict would be made non-conforming by reducing heights to 100'. 	<input checked="" type="checkbox"/>	<input type="checkbox"/> Support staff rec. <input type="checkbox"/> Other

Ref #	Comment #	Commenter(s)	District	Proposed draft	Request(s)	Staff recommendation	Staff rationale	Discuss?	PSC decision
C9	20503	Colin Cortes	West End Area: Area bounded by SW 10th, Market, I-405, and Salmon	Base Height: 250' (lower in view corridor). Bonus Height: None Reference: Volume 2A Pt. 1: Map 510-3, p. 331.	Base Height: 200' and 150' Lower heights to 200' between the streetcar lines on SW 10th and SW 11th Avenues and between Jefferson and Market and the block bound by 10th, 11th, Salmon, and Main. For the remaining blocks to the west currently proposed at 250' lower to 150'.	Retain Proposed Draft version.	• See C8 for staff rationale.	<input type="checkbox"/>	<input type="checkbox"/> Support staff rec. <input type="checkbox"/> Other
C10	20503	Colin Cortes	West End/Goose Hollow Area: South of W. Burnside, generally centered along I-405	Base Height: 150' and 250' Bonus Height: 325' Reference: Volume 2A Pt. 1: Maps 510-3 and 510-4, p. 326-337	Base Height: 150' and 250' Bonus Height: Lower bonus heights to 250' from 325'.	Retain Proposed Draft version.	In order to exceed the base heights, projects will have to provide some public benefit through the bonus and transfer system.	<input type="checkbox"/>	<input type="checkbox"/> Support staff rec. <input type="checkbox"/> Other
C11	20300, 20301, 20309, 20402, 20404, 20936	Fred Leeson-- Architectural Heritage Center, Tracy Prince, -- Goose Hollow/Foothills League, Joanna Malaczynski, Kal Toth, Sherry Salomon, Elizabeth L Perris	Goose Hollow Area: Along SW Morrison	Base Height: 250' Bonus Height: 295' to 325'. Reference: Volume 2A Pt. 1: Maps 510-3 and 510-4, p. 326-337	Lower heights along SW Morrison in Goose Hollow to reduce redevelopment pressure on designated historic landmarks and HRI properties.	Retain Proposed Draft version.	Area is not within a historic district. There are many parts of the Central City with concentrations of individual historic structures. The City has not previously set heights based on the location of individual landmarks or HRI properties.	<input type="checkbox"/>	<input type="checkbox"/> Support staff rec. <input type="checkbox"/> Other

Ref #	Comment #	Commenter(s)	District	Proposed draft	Request(s)	Staff recommendation	Staff rationale	Discuss?	PSC decision
C12	20188	Joseph Tennant	Goose Hollow Area: 937 SW 14th	Base Height: 250' Bonus Height: None Reference: Volume 2A Pt. 1: Map 510-3, p. 331.	Base Height: 250' Bonus Height: 325' Make site eligible for bonus height because area to north and west can bonus to 325'.	Retain Proposed Draft version.	The West Quadrant Plan height concept adopted by City Council did not propose height increases in this area. One view corridor does slightly lower heights to the east.	<input type="checkbox"/>	<input type="checkbox"/> Support staff rec. <input type="checkbox"/> Other
C13	20503	Colin Cortes	Pearl District Area: North Pearl "Unlimited Height" area	Base Height: 100' Bonus Height: Unlimited, but with floor plate size limitations above 100' References: Volume 2A Pt. 1: Maps 510-3 and 510-4, p. 326-337 and 33.510.210.D.3, p. 75-77	Base Height: 100' Bonus Height: Lower heights to 250'	Retain Proposed Draft version.	Floor plate restrictions and overall FAR limits limit very tall buildings to point towers. The proposed draft does not amend these existing code provisions developed as part of the 2008 North Pearl District Plan.	<input type="checkbox"/>	<input type="checkbox"/> Support staff rec. <input type="checkbox"/> Other
C14	20503	Colin Cortes	Pearl District Area: Post Office site	Base Height: 75' Bonus Height: 250' on southern portion of site and 400' on northern portion. Reference: Volume 2A Pt. 1: Maps 510-3 and 510-4, p. 326-337	Base Height: 75' Bonus Height: Lower heights to 250'	Retain Proposed Draft version.	Staff's proposal is consistent with PDC's Broadway Corridor Framework adopted by City Council in 2015.	<input type="checkbox"/>	<input type="checkbox"/> Support staff rec. <input type="checkbox"/> Other

Ref #	Comment #	Commenter(s)	District	Proposed draft	Request(s)	Staff recommendation	Staff rationale	Discuss?	PSC decision
C15	20154, 20157, 20160, 20158, 20161, 20162, 20177, 20180, 20185, 20289, 20291, 20293, 20296, 20299, 20365, 20487	Allen Andringa, Louis Gaty, Frank Hilton, Joseph Guerin, Christine Jensen, Robert Leopold, Carl McNew, Claudia Ospovat, Lucie Svracinova, Jack Barrager, Lynn Bonner, Barbara Fagan, Tritia Tonn, Brigitte Patrick, Michael Crofut, Christine Tanner--Sullivan's Gulch NA	Lloyd District Area: SE edge of district, between 15th and 16th and south of Weidler	Base Height: 150' Bonus Height: 225' Reference: Volume 2A Pt. 1: Maps 510-3 and 510-4, p. 326-337	Base Height: 75' Bonus Height: None Reduce height to 75' inside the Central City at the eastern edge (5 over 1 construction) to create a step-down similar to that for Irvington consistent with a general downsizing of Lloyd buildings at the edge of the Central City.	Retain Proposed Draft version.	Staff proposes to retain the proposed draft version because properties outside the Central City to the east include: <ul style="list-style-type: none"> • RH zoning with 4:1 FAR. Maximum height is 75' with potential for 100' if within 1,000 ft of a transit station. • CX zoning with a proposal to change to CM3 through the Mixed Use project which allows 75' (with bonus) and up to 120' as part of a planned development. • Two existing (non-conforming) buildings that are over 170'. In addition, a new project, Improving Multi-Dwelling Development, will explore additional changes in height outside the Central City boundary that could increase maximum heights in the RH Zone.	<input checked="" type="checkbox"/>	<input type="checkbox"/> Support staff rec. <input type="checkbox"/> Other
C16	20364, 20362, 20373, 20377, 20913, 21047	Peter Kozdon, Michael Herson, Anne Woodbury, Peter S. Spencer, Susan Gilbert, MaryKay Brennan	University District/South Downtown Area: South Auditorium area between SW 1st and Naito and south of Lincoln	Base Height: 75' and 150' Bonus Height: 250' Reference: Volume 2A Pt. 1: Maps 510-3 and 510-4, p. 326-337	Base Height: 50' or 75' Bonus Height: None Reduce heights because area is heavily congested and proposal will alter existing character of area.	Retain Proposed Draft version.	Maximum FAR of 4:1 is proposed for this area. Allowing site to earn bonus height and FAR is consistent with its location near the new Lincoln transit station, where additional density is encouraged.	<input type="checkbox"/>	<input type="checkbox"/> Support staff rec. <input type="checkbox"/> Other

Ref #	Comment #	Commenter(s)	District	Proposed draft	Request(s)	Staff recommendation	Staff rationale	Discuss?	PSC decision
C17	20889	Oregon Pacific Investment and Development	University District/South Downtown Area: 2075 SW 1st	Base Height: Southern half: 75'; Northern half: 100' Bonus Height: 250' Reference: Volume 2A Pt. 1: Maps 510-3 and 510-4, p. 326-337	Base Height: 100' Bonus Height: 250' Set base height at 100' for entire site to create a single height limit and be consistent with nearby height limits.	Retain Proposed Draft version.	Staff proposes to maintain the base height of 75' with the potential to get to 250' with bonus height, consistent with the policy approach of not increasing base heights.	<input type="checkbox"/>	<input type="checkbox"/> Support staff rec. <input type="checkbox"/> Other
C18	20503	Colin Cortes	University District/South Downtown Area: South Transit Mall, bounded by SW Broadway, 5th, Market and a little beyond Jefferson	Base Height: 300' Bonus Height: 460' (lower in view corridor). Reference: Volume 2A Pt. 1: Maps 510-3 and 510-4, p. 326-337.	Base Height: 300' Bonus Height: None. Do not allow bonus height.	Retain Proposed Draft version.	Bonus heights are proposed for this area in recognition of the southern extension of the Transit Mall.	<input type="checkbox"/>	<input type="checkbox"/> Support staff rec. <input type="checkbox"/> Other
C19	20329, 20372	David Wark--Portland Design Commission Julie Livingston--Portland Design Commission	Central City	Minimum building heights are not specified. Maximum heights vary across the Central City.	Mandate minimum heights to ensure, dense urban-scale development.	Retain Proposed Draft version.	Staff is proposing minimum FARs (ranging from 1:1 to 3:1) across the Central City. This will help ensure minimum development density. Staff proposes maximum heights and FARs to allow for flexibility and various design options.	<input type="checkbox"/>	<input type="checkbox"/> Support staff rec. <input type="checkbox"/> Other

Items Added to 9/27/16 Draft:

C20 and Map C20	NA	BPS Staff	Goose Hollow Area: Uptown area in NWDA on north side of W Burnside, west of NW 23 rd Place and south of Westover	Base Height: 75' (base zone CX) Bonus Height: None Reference: Volume 2A Pt. 1: Maps 510-3 and 510-4, p. 326-337.		Proposed Amendment: Base Height: 75' (base zone CX) Bonus Height: 150'	Corrects a mapping error. The existing maximum height is 75' with eligibility for 75' of bonus height through the residential FAR bonus (no general height bonus allowed). Eligibility for bonus height was inadvertently removed in the Proposed Draft.	<input type="checkbox"/>	<input type="checkbox"/> Support staff rec. <input type="checkbox"/> Other
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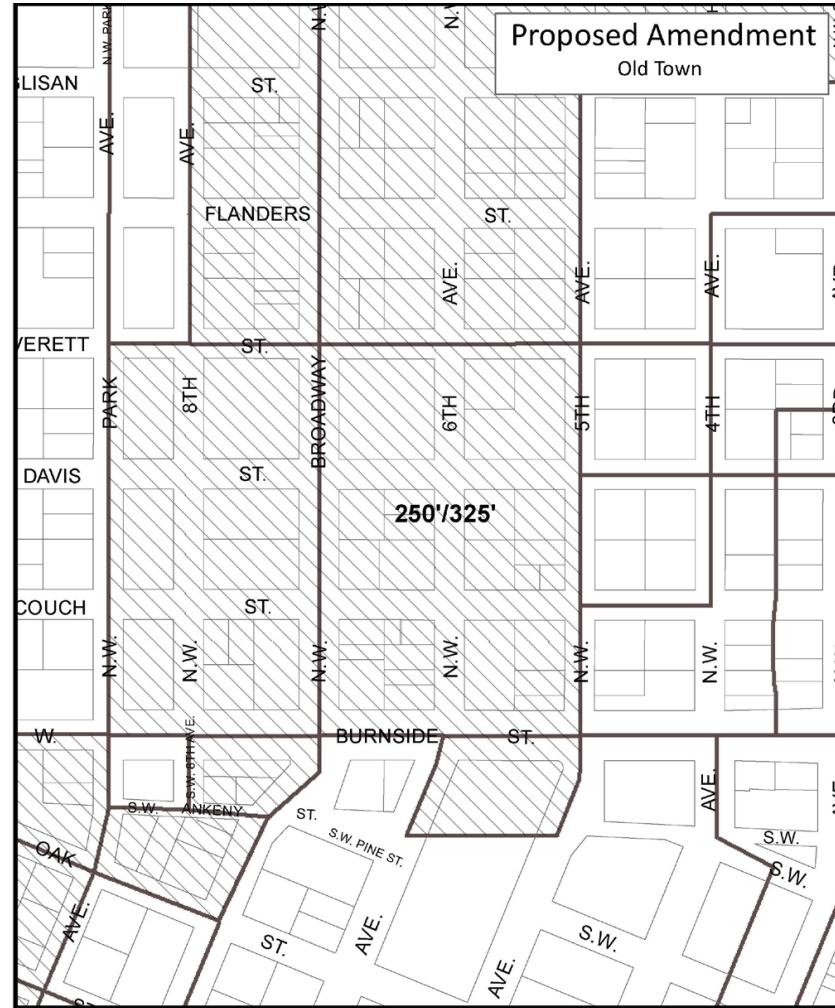
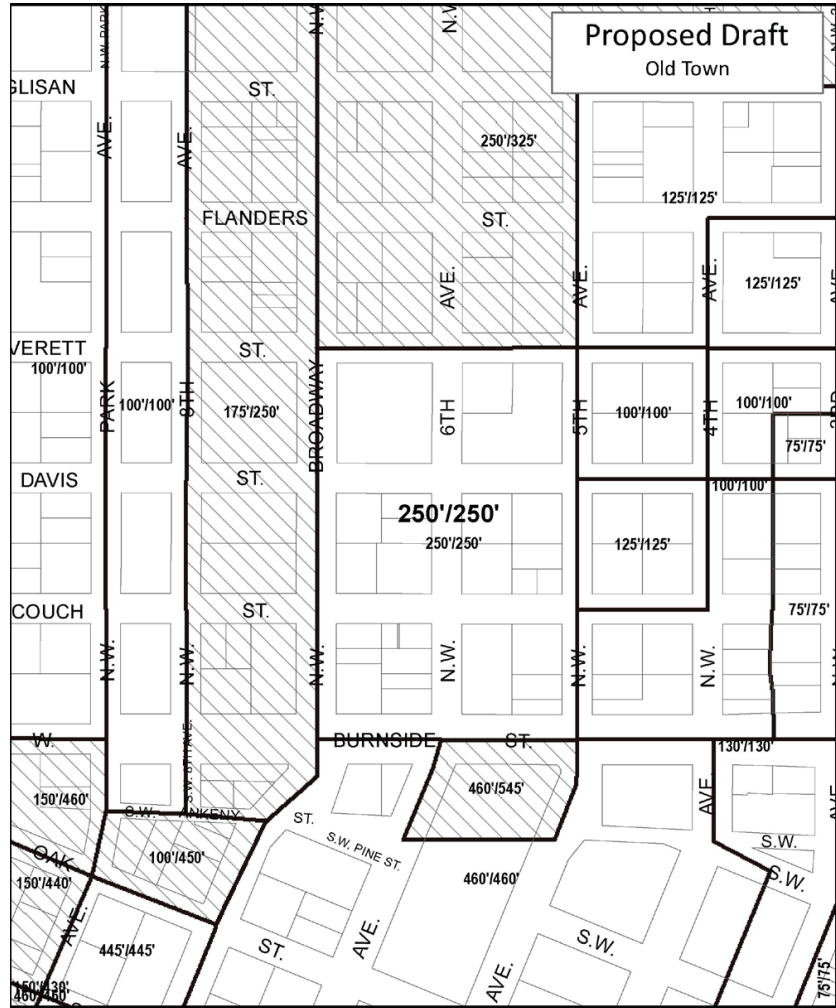
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C21 and Map C21	NA	BPS Staff	Downtown Area: Two parcels on south side of SW Salmon in Hawthorne bridgehead area	Base Height: 75’ and 200’ Bonus Height: 345’ and 330’ Reference: Volume 2A Pt. 1: Maps 510-3 and 510-4, p. 326-337.		Proposed Amendment: Base Height: 75’ and 200’ Bonus Height: 325’	Corrects a mapping error. The West Quadrant Plan height concept calls for 325’ maximum height in this area (many are lower due to view corridors). The maximum bonus heights for these parcels were inadvertently set too high in the Proposed Draft.	<input type="checkbox"/>	<input type="checkbox"/> Support staff rec. <input type="checkbox"/> Other
C22	NA	BPS Staff	NA	Map 510-4 (2 Of 3) erroneously shows the boundary of Marquam Hill Plan District. Reference: Volume 2A: Part 1 Central City Plan District, Map 510-4 (2 Of 3), p. 335		Proposed Amendment: Remove boundary of Marquam Hill Plan District from Map 510-4 (2 of 4)	Corrects a mapping error. This plan district is outside the Central City.	<input type="checkbox"/>	<input type="checkbox"/> Support staff rec. <input type="checkbox"/> Other
C23	NA	BPS and PBOT Staff	Pearl District Area: Post Office site	510 series of maps show incorrect proposed rights-of-way for the US Post Office site in the Pearl District. Reference: Volume 2A: Part 1 Central City Plan District, Maps 510-1 to 510-22, p. 321-399		Proposed Amendment: Remove proposed ROW shown on Post Office site on all 510 series maps.	Corrects mapping error. Incorrect proposed rights-of-way are shown on all the 510 series maps.	<input type="checkbox"/>	<input type="checkbox"/> Support staff rec. <input type="checkbox"/> Other
C24	20367	Justin Clyod--Solterra Architecture	City-wide	CC2035 Plan does not propose any changes to city-wide provisions relating to measuring height in 33.930.050. Existing code for measuring height for a flat roof: “Measure to the top of the parapet, or if there is no parapet, to the highest point of the roof.” No distinction for an “occupied roof.” Reference: Existing Zoning Code section 33.930.050	Amend 33.930.050 Measuring Height for occupied roofs to be measured to the top of occupied roof walking surface.	No change to existing code.	The requested amendment could result in taller effective building heights through-out the city. Changes to the way height is measured citywide are outside the scope of the Central City 2035 Plan.	<input type="checkbox"/>	<input type="checkbox"/> Support staff rec. <input type="checkbox"/> Other

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C25	20367	Justin Cloyd-- Solterra Architecture	Central City	Proposed exceptions to the maximum base height include a number of items including parapets and railings. The length and height of allowed projections are limited. Reference: Volume 2A: Part 1 Central City Plan District, 33.510.210.C, p. 69	Expand list in 33.510.210.C of building height exceptions and allowable projections of any length to include parapets, furniture and permanent fixtures, planters and railings	Retain Proposed Draft version.	<ul style="list-style-type: none"> Staff believes the proposed list of allowable projections and the limitations on their length and height are appropriate. (See Height Memo for the full list). The requested amendments could result in what looks like, and functions as, an additional floor above the height limits that have been set to manage the scale of buildings. 	<input type="checkbox"/>	<input type="checkbox"/> Support staff rec. <input type="checkbox"/> Other
C26	20300 20378	Arch. Heritage Center Wendy Rahm	Downtown Area: N-S strip 1 to 2 blocks east of SW Park	Base Height: Generally, 100' to 460' Bonus Height: Generally, 200' to 460' Reference: Volume 2A: Part 1 Central City Plan District Maps 510-3 and 510-4, p. 326-337	Base Height: Between 250' and 325' Bonus Height: None Lower height and FAR will create greater step-down from downtown corporate district to the West End.	Retain Proposed Draft version.	This area abuts the Transit Mall and is part of the downtown commercial core, long planned for the largest buildings in the Central City and region.	<input type="checkbox"/>	<input type="checkbox"/> Support staff rec. <input type="checkbox"/> Other
C27 and Height Memo C	NA	BPS Staff	Central City	33.510.210.C.2 Base Height Exceptions 33.510.210.D.4 Bonus height earned through a bonus or transferred FAR Reference: Volume 2A: Part 1 Central City Plan District, 33.510.210.C.2 (page 69) and 33.510.210.D.4 (p. 77).		Proposed Amendment: Clarify code language to indicate that listed projections are allowed above heights shown on Map 510-3 and 510-4, except in view corridors. See Height Memo	The proposed revision is needed because there are some places where the heights are the same on Map 510-3 and 510-4, including historic districts, view corridors and other areas where bonus heights are not allowed. Staff believes certain projections should continue to be allowed in these areas, with the exception of view corridors.	<input type="checkbox"/>	<input type="checkbox"/> Support staff rec. <input type="checkbox"/> Other

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C28 and Height Memo C	NA	BPS Staff	Central City	33.510.210.C.2.d.(2) Base height exceptions Reference: Volume 2A: Part 1 Central City Plan District, 33.510.210.C.2.d (p. 71)		Proposed Amendment: Clarify that limitations on size of rooftop mechanical equipment includes any required screening. See Height Memo	This is a simple code clarification, extending parallel construction from earlier in the subparagraph.	<input type="checkbox"/>	<input type="checkbox"/> Support staff rec. <input type="checkbox"/> Other
C29 and Height Memo C	NA	BPS Staff	Central City	33.510.210.D.4.e Bonus height approval criteria. Reference: Volume 2A: Part 1 Central City Plan District, 33.510.210.D.4.e (page 79)		Proposed Amendment: Delete the redundant bonus height approval criterion regarding view corridors and amend the remaining criterion to focus on impacts on residential zones outside the Central City. See Height Memo	<ul style="list-style-type: none"> The first approval criterion is not needed because maximum heights have been set to protect view corridors—a project reaching its maximum bonus height shown on Map 510-4 will not impact view corridors. Staff recommends amending the second approval criterion to focus on shading impacts of tall buildings on areas outside the Central City. 	<input type="checkbox"/>	<input type="checkbox"/> Support staff rec. <input type="checkbox"/> Other
C30	NA	BPS Staff	Pearl District Area: Bounded by W Burnside, NW Hoyt, Park and 9 th	Base Height: 100' Bonus Height: None Reference: Volume 2A Pt. 1: Maps 510-3 and 510-4, p. 326-337		Proposed Amendment: Base Height: 100' Bonus Height: 250'	Corrects a mapping error. This 6 block area was inadvertently excluded from the mapped area to the east allowing bonus height to 250'. The area is subject to a shadow study requirement.	<input type="checkbox"/>	<input type="checkbox"/> Support staff rec. <input type="checkbox"/> Other
C31	NA	BPS Staff	Downtown Area: Park Block containing Park Avenue West	Base Height: 415' Bonus Height: None Reference: Volume 2A Pt. 1: Maps 510-3 and 510-4, p.326-337		Proposed Amendment: Base Height: 460' Bonus Height: None	Corrects a mapping error. The existing building is currently 502' with projections. The base height on map 510-3 and bonus height on map 510-4 should be 460'.		

Ref #	Comment #	Commenter(s)	District	Proposed draft	Request(s)	Staff recommendation	Staff rationale	Discuss?	PSC decision
C32	20340, 20475, 20997, 20378, 20426, 20300, 20352, 20655, 20856, 20881,	David Newman, Sheila & Gary Seitz, Peter Meijer—AIA Historic Committee, Wendy Rahm, Gerald Witt, Fred Leeson—Arch. Heritage Center, Terry Dalsemer, Kay Tsurumi, Peggy Moretti—Restore Oregon, Suzanne Lennard	Downtown & West End Area: Blocks adjacent to the North and South Park Blocks	<p>Base Height: Generally, 100' to 460'</p> <p>Bonus Height: Generally, 175' to 330'</p> <p>Reference: Volume 2A: Part 1 Central City Plan District Maps 510-3 and 510-4, p. 326-337</p> <p>Shadow Study: Required for height bonuses on south and west side of parks.</p> <p>Reference: Volume 2A: Part 1 Central City Plan District, Map 510-4 and 33.510.210.D.4.d (page 79).</p>	<p>1. Shadow Study: Require on east side of Park Blocks.</p> <p>Preserve morning sunlight in park.</p> <p>2. Base Height: 100' on both sides of park and require a step-back at 3rd story</p> <p>Bonus Height: None</p> <p>Tall buildings reduce light and air in the Park Blocks.</p>	<p>Proposed Amendments:</p> <p>1.A. Add the Shadow Study requirement to the east side of the Park Blocks as follows: 10 am – March 21: Shadow must not exceed 50% of the adjacent park.</p> <p>1.B. Add a new requirement for a 12' setback along both sides of the Park Blocks.</p> <p>2. Retain proposed draft heights. Amend description of Action UD1 to create a new guideline addressing the desired characteristics of development along the Park Blocks and encouraging placement of larger masses further from the park.</p>	<p>In response to the testimony:</p> <p>1. A. Shadow study requirement on east side of Park Blocks</p> <ul style="list-style-type: none"> Staff conducted a shadow analysis of buildings of different heights, massing, and setbacks along the east side of the Park Blocks and determined that a shadow analysis requirement for new buildings should be applied to allow for morning sun. The time proposed for the east side is different than the west side of the Park Blocks because south of Burnside the Park Blocks are at an angle and not completely oriented north to south. This results in an increased shadow in the morning over large portions of the Park Blocks. Staff is proposing to apply this requirement due to the Park Blocks significance to the Central City as a signature open space amenity. <p>1. B. 12' setback along Park Blocks</p> <ul style="list-style-type: none"> Staff analyzed existing development along the entire length of the Park Blocks and noted numerous, existing building setbacks at a range of sizes. Some of the existing setbacks are hardscaped, some landscaped, and others are a combination of the two. Setting new buildings back from the Park Blocks will contribute to reduction in shadows cast by the development. Generating more light and air at the ground levels of buildings along the Park Blocks is consistent with the vision for the Green Loop, expected to be developed along the Park Blocks. The goal would be to increase opportunities for more gathering spaces, more landscaped areas, and more space for new trees along the alignment. <i>Future public process to determine the specific/exact alignment of the Green Loop alignment will provide another opportunity to discuss, refine and adjust this requirement.</i> <p>2. Retain proposed heights and develop new South Park Blocks design guideline</p> <ul style="list-style-type: none"> Staff does not recommend lowering the base height to 100'. This area is in the heart of the Central City, adjacent to the Portland transit mall, Portland streetcar lines, numerous civic and cultural attractions, and the downtown office core. With the existing shadow analysis on the west side of the park, and the addition of the analysis on the east side of the park and a proposed setback, new development will need to be sculpted to preserve light and air on the Park Blocks without reducing the heights on these sites. Lowering base heights to 100' on both sides of the Park Blocks would create 6-7 non-conforming situations and most of the sites adjacent to the Park Blocks are built out. 	<input checked="" type="checkbox"/>	<input type="checkbox"/> Support staff rec. <input type="checkbox"/> Other

Map C1: Old Town / Chinatown Heights



September 14, 2016

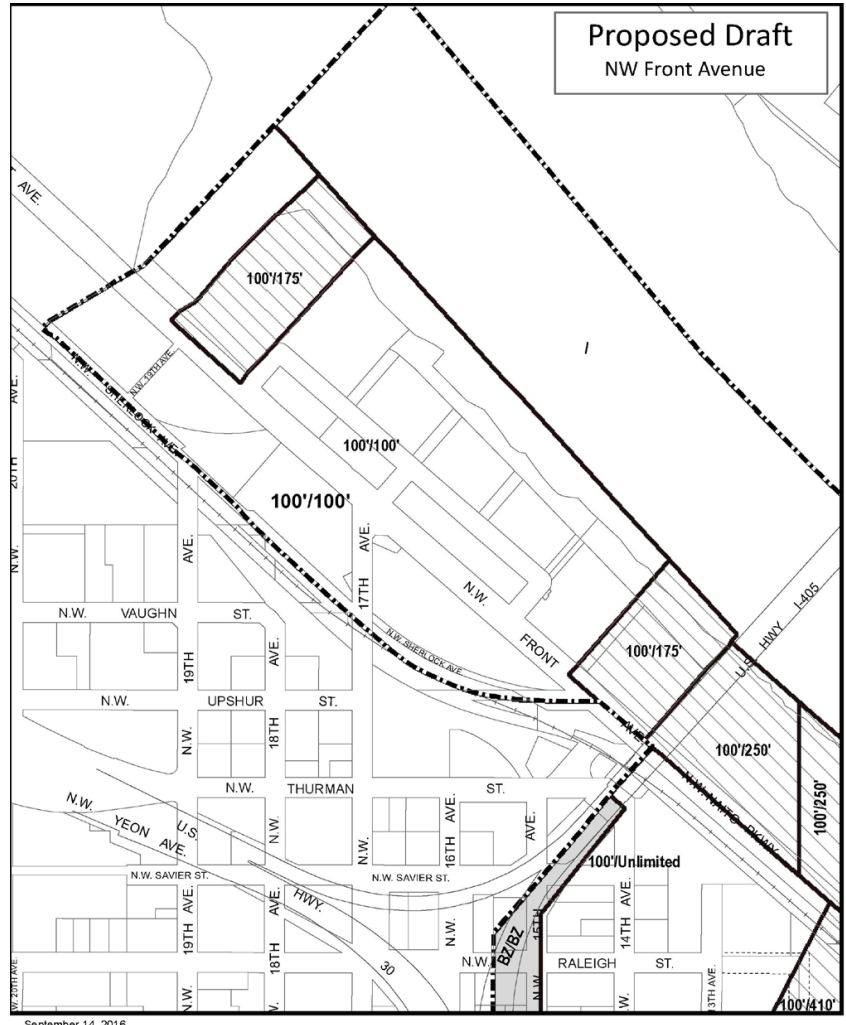
-  Central City Plan District boundary
-  Area eligible for height increase
-  Base/Maximum Heights Boundary
-  Areas where height is determined by base zone



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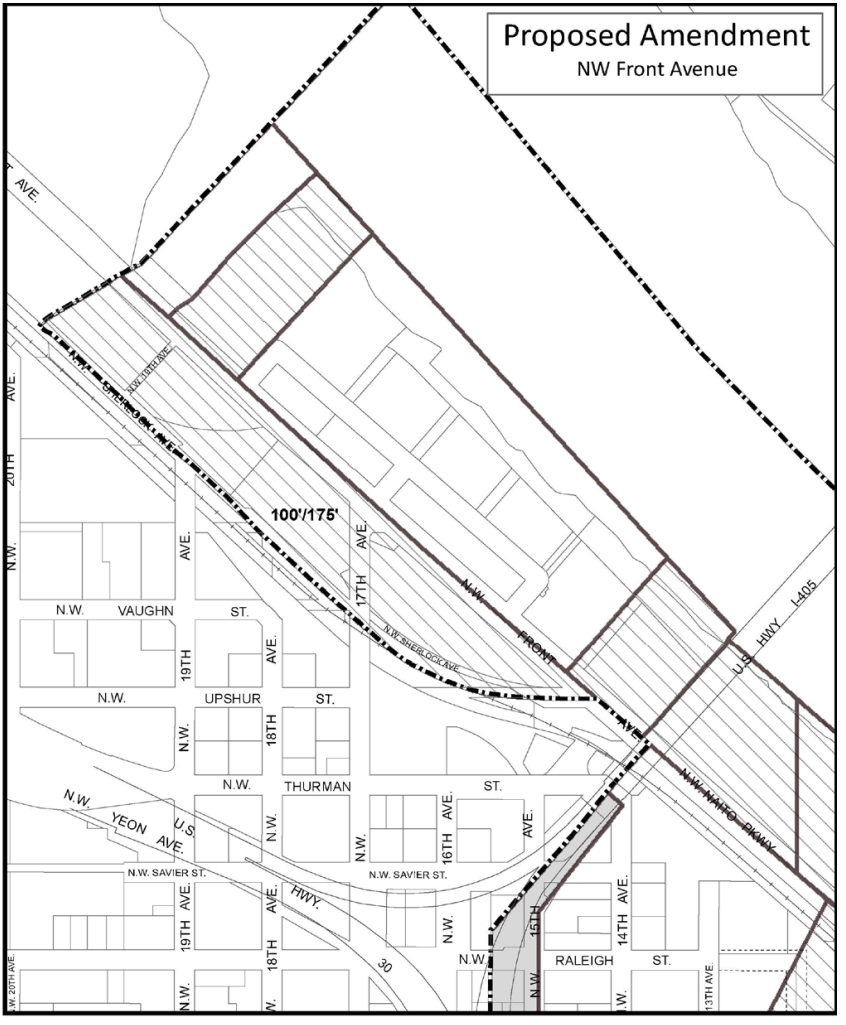


Map C2: NW Front Ave Heights



September 14, 2016

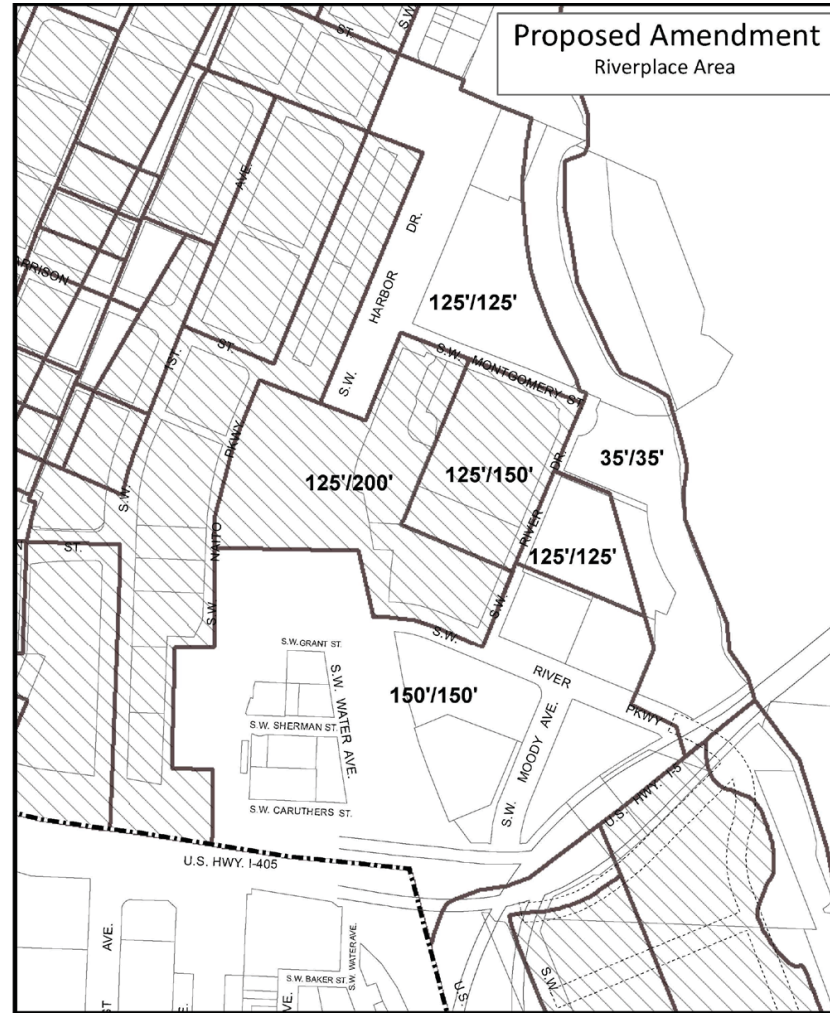
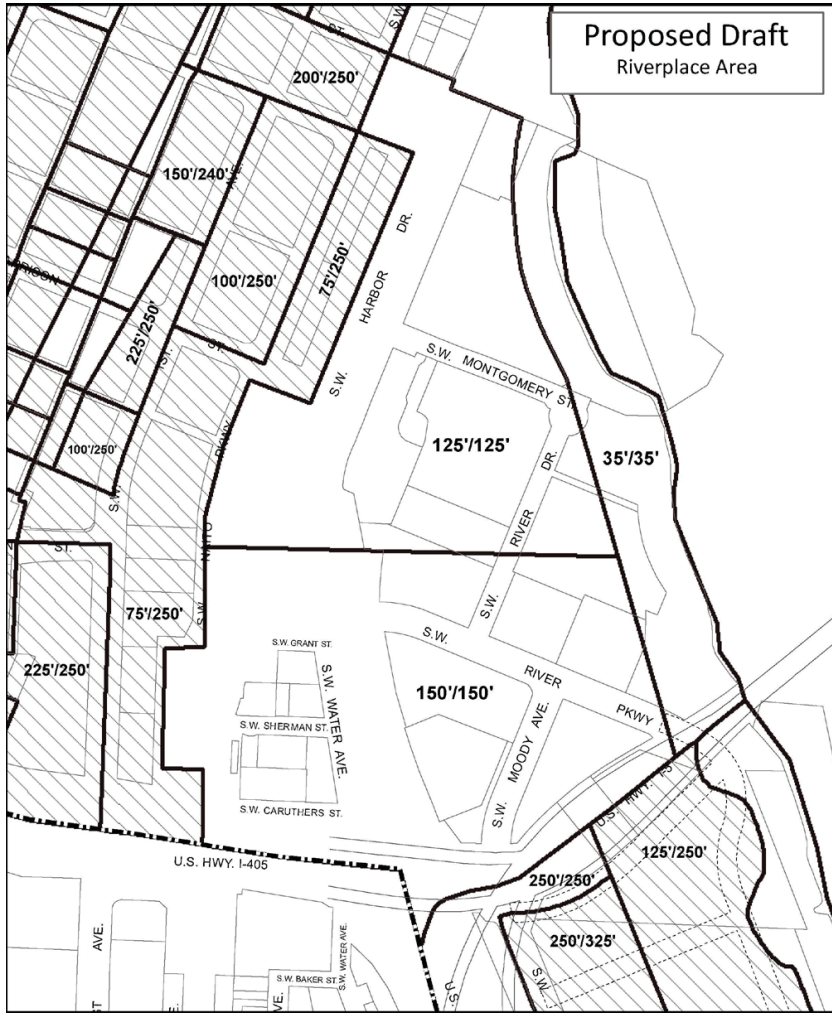
- Central City Plan District boundary
- Base/Maximum Heights Boundary
- Area eligible for height increase
- Areas where height is determined by base zone



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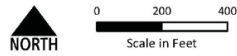
DECISION TABLE C: Other Height Requests

Map C3: Riverplace Heights



September 14, 2016

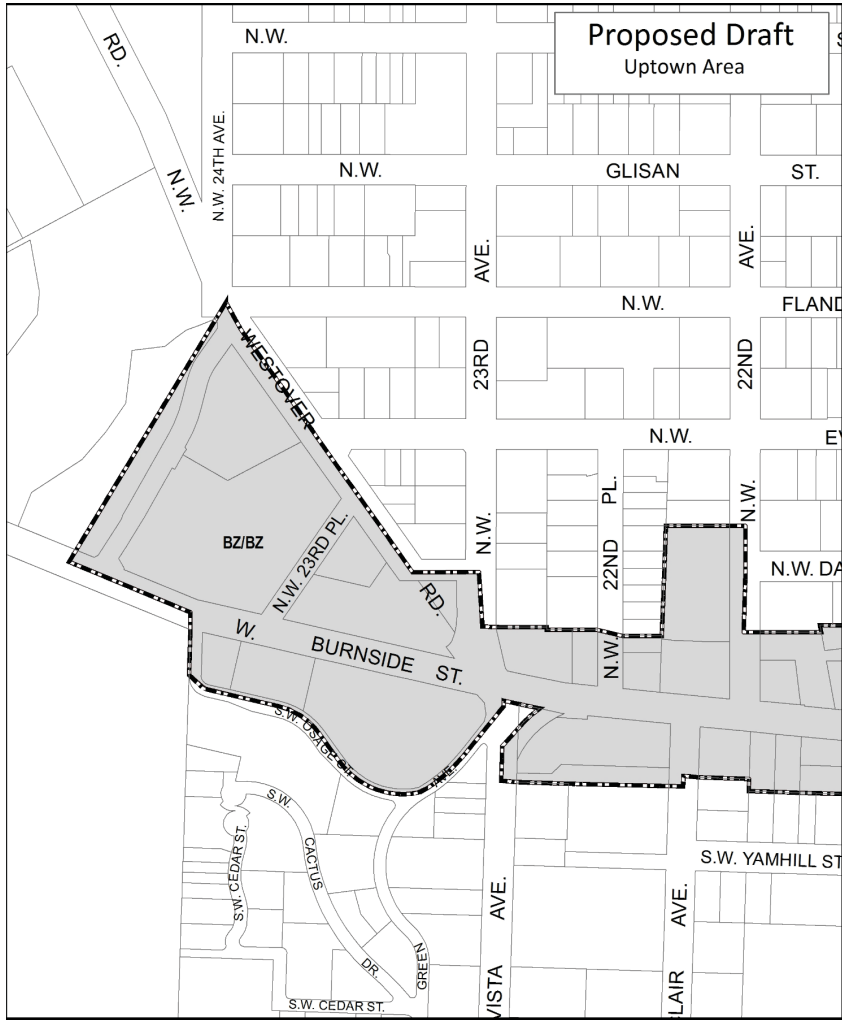
-  Central City Plan District boundary
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-  Base/Maximum Heights Boundary
-  Areas where height is determined by base zone



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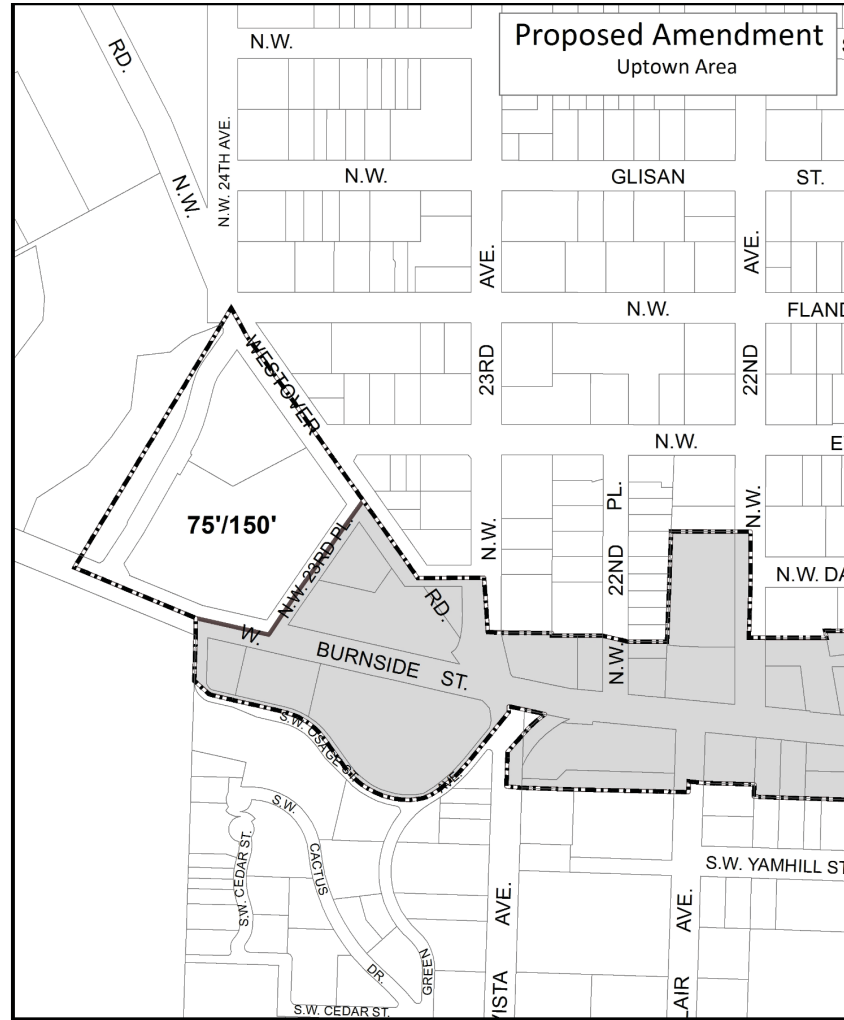


Map C20: Goose Hollow/Uptown Heights



September 30, 2016

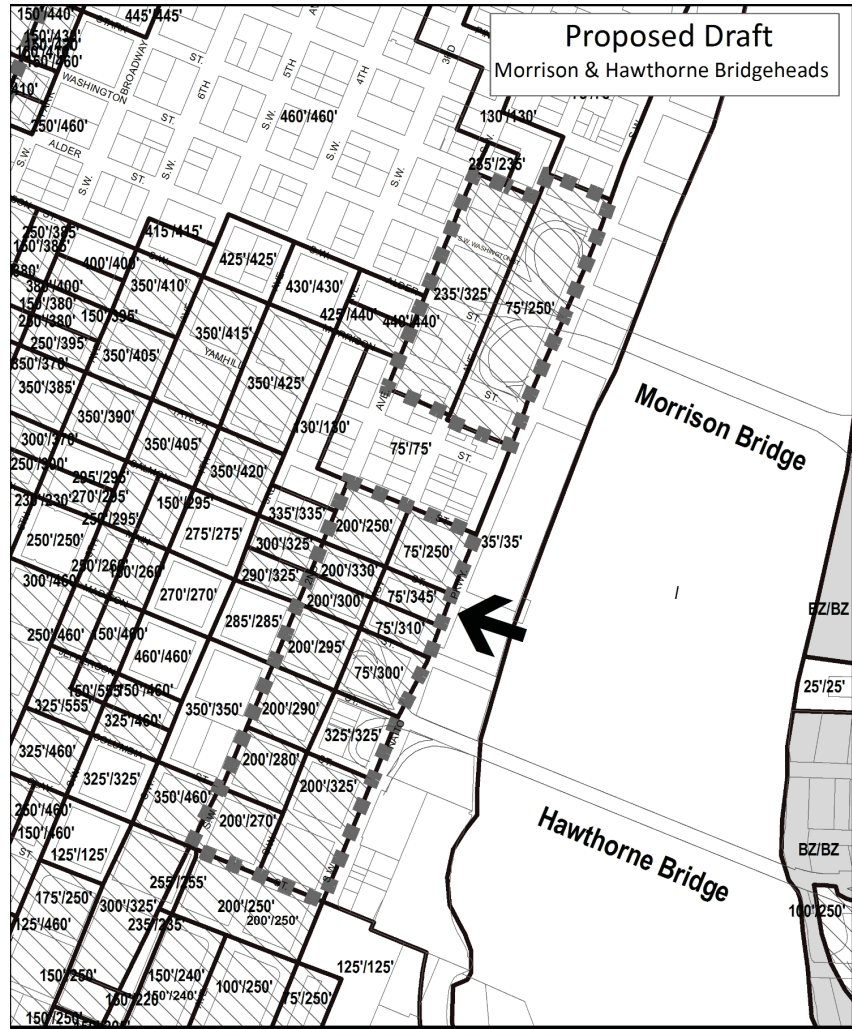
- Central City Plan District boundary
- Base/Maximum Heights Boundary
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Map C21: Bridgehead Area Heights





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MEMO

DATE: October 31, 2016

TO: Planning and Sustainability Commission

FROM: Rachael Hoy

CC: Susan Anderson, Director; Joe Zehnder, Chief Planner; Sallie Edmunds, Central City Planning Manager

SUBJECT: Attachment for Decision Table C: Recommended Amendments to Proposed Draft 33.510.210 Height

This memorandum contains BPS staff-recommended revisions to portions of Zoning Code section 33.510.210 Height in the Proposed Draft Central City 2035 Plan. Specific changes include the following items described in Decision Packet C: Other Height:

1. **C27:** 33.510.210.C.2 and 33.510.210.D.4: Clarify code language to indicate that listed projections are allowed above heights shown on Map 510-3 and 510-4, except in view corridors.
 - The proposed revisions are needed because there are some places where the heights are the same on Map 510-3 and 510-4, including historic districts, view corridors and other areas where bonus heights are not allowed. Staff believes certain projections should continue to be allowed in these areas, with the exception of view corridors.
2. **C28:** 33.510.210.C.2.d.(2): Clarify that limitations on the size of rooftop mechanical equipment includes any required screening. This is a simple code clarification, extending parallel construction from earlier in the subparagraph.
3. **C29:** 33.510.210.D.4.e: Delete the redundant bonus height approval criterion regarding view corridors and amend the remaining criterion to focus on impacts on residential zones

outside the Central City.

- The first approval criterion is not needed because maximum heights have been set to protect view corridors—a project reaching its maximum bonus height shown on Map 510-4 will not impact view corridors.
- Staff recommends amending the second approval criterion to focus on shading impacts of tall buildings on nearby areas outside the Central City.

In addition, a few typographic errors are corrected. Changes from text in the proposed draft are highlighted.

33.510.210.C Base height

1. Base heights are shown on Map 510-3. Heights greater than shown on Map 510-3 are allowed through the bonus height or transfer options as specified in Subsections D. and E.
2. Exceptions. The following are allowed to extend above the base heights shown on Map 510-3 except in a view corridor shown on Map 510-20, ~~and where the bonus height limit shown on Map 510-4 is the same as on Map 510-3.~~ Small wind turbines area subject to the standards of Chapter 33.299:
 - a. Chimneys, vents, flag poles, satellite receiving dishes, and other similar items that are attached to a building and have a width, depth or diameter of 5 feet or less may extend 10 feet above the base height limit, or 5 feet above the highest point of the roof, whichever is greater. If the item is greater than 5 feet wide, deep, or tall, it is subject to the height limit;
 - b. Parapets and railings. Parapets and rooftop railings may extend 3.5 feet above the base height limit;
 - c. Walls or fences located between individual rooftop decks may extend 6 feet above the base height limit if the visual screen is set back at least 4 feet from the edges of the roof;
 - d. Rooftop mechanical equipment and any required screening and stairwell enclosures that provide rooftop access may extend above the base height limit as follows: if the equipment and enclosures are set back at least 15 feet from all roof edges on street facing facades:
 - (1) Elevator mechanical equipment may extend up to 16 feet above the base height limit; and
 - (2) Other mechanical equipment and any required screening and stairwell enclosures that cumulatively cover no more than 10 percent of the roof area may extend up to 10 feet above the base height limit;
 - e. Roof mounted solar panels may extend above the height limit as follows:

- (1) Flat roofs or the horizontal portion of mansard roofs, solar panels may extend up to 5 feet above the top of the highest point of the roof; and
 - (2) For pitched, shed, hipped or gambrel roofs, solar panels must be mounted no more than 12 inches from the surface of the roof at any point, and may not extend above the ridge line of the roof. The 12 inches is measured from the upper side of the solar panel, and
- Antennas, power poles and public safety facilities.

33.510.210.D.4 Bonus height earned through a bonus or transferred FAR:

- 4. Bonus height earned through a bonus or transferred FAR. Except for sites in the South Waterfront height opportunity area, and sites in the North Pearl height opportunity area, the bonus heights shown on Map 510-4 are allowed as follows. Projections above the height limits shown on Map 510-4 are prohibited in view corridors shown on Map 510-20:
 - [a-d: no change to proposed draft]
 - e. Approval criteria. The following additional approval criteria apply to proposals for more than 75 feet of bonus height. The bonus height will be approved if the review body finds that all of the following have been met:
 - (1) The increased height will not violate an established view corridor as shown on Map 510-20; and
 - (2) If the site is within 500 feet of an R zone, the proposed buildings will not cast shadows that have significant negative impacts on dwelling units on R-zoned land.
 - e. Approval criterion. If the site is within 500 feet of an R zone located outside the Central City plan district, proposals for more than 75 feet of bonus height will be approved if the review body finds that the proposed building will not cast shadows that have significant negative impacts on dwelling units located on the R-zoned land that is outside the Central City plan district but within 500 feet of the site.