

**CENTRALCITY**  
2035

# Historic District Heights

(Decision Packet A)

Continued from PSC Work Session 1 –  
9/27/2016



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

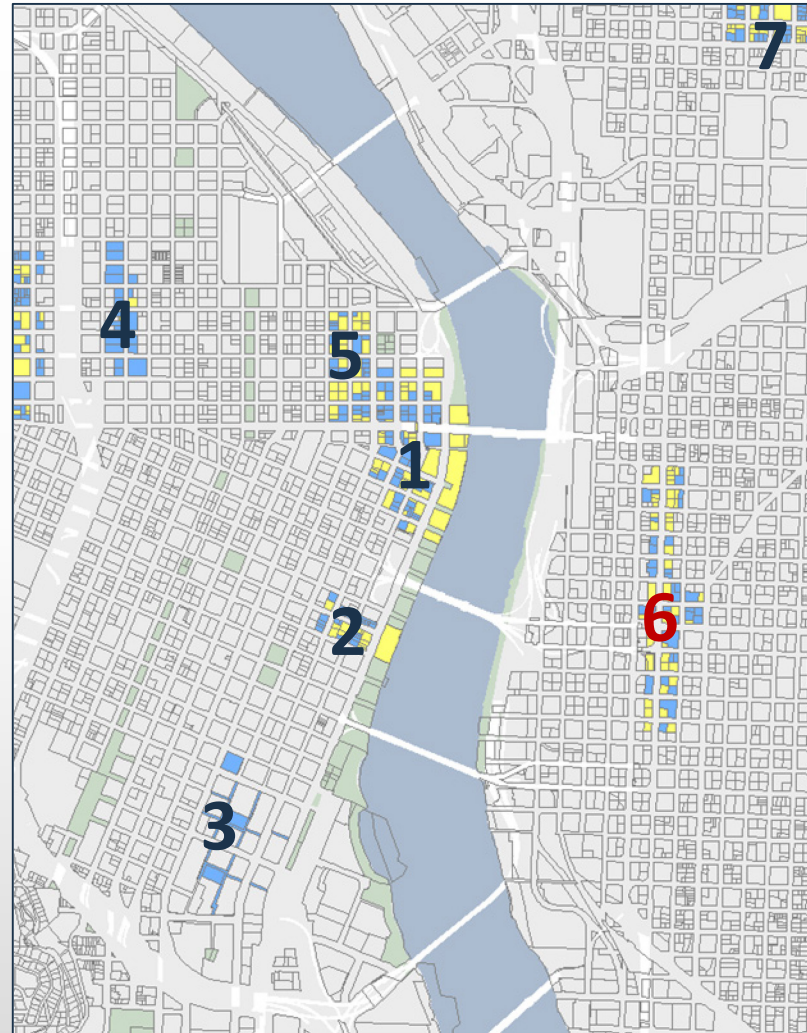
*City of Portland, Oregon*  
Charlie Hales, Mayor • Susan Anderson, Director



# Central City Historic Districts

Seven National Register Historic Districts are located in the Central City:

1. Skidmore/Old Town
2. Yamhill
3. Halprin Open Space
4. NW 13<sup>th</sup> Avenue
5. New Chinatown/Japantown
6. East Portland/Grand Ave
7. Irvington (partial)

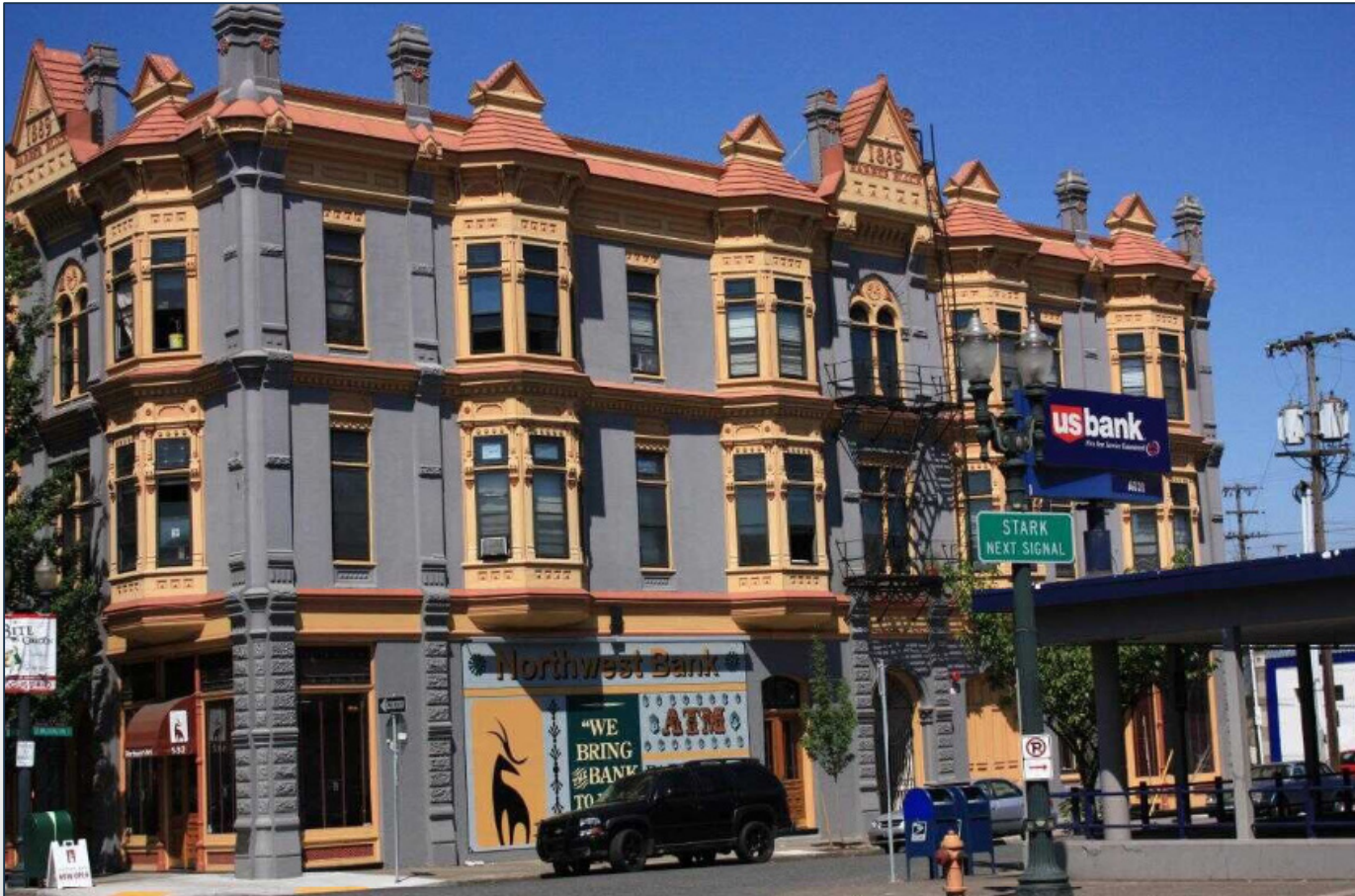


# Summary of Testimony Received

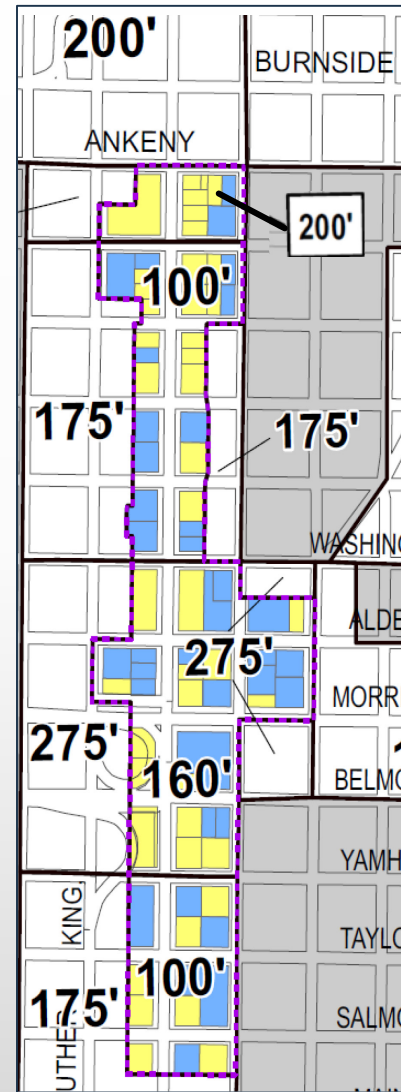
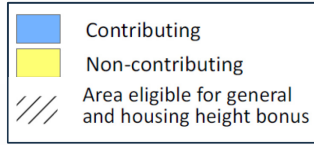
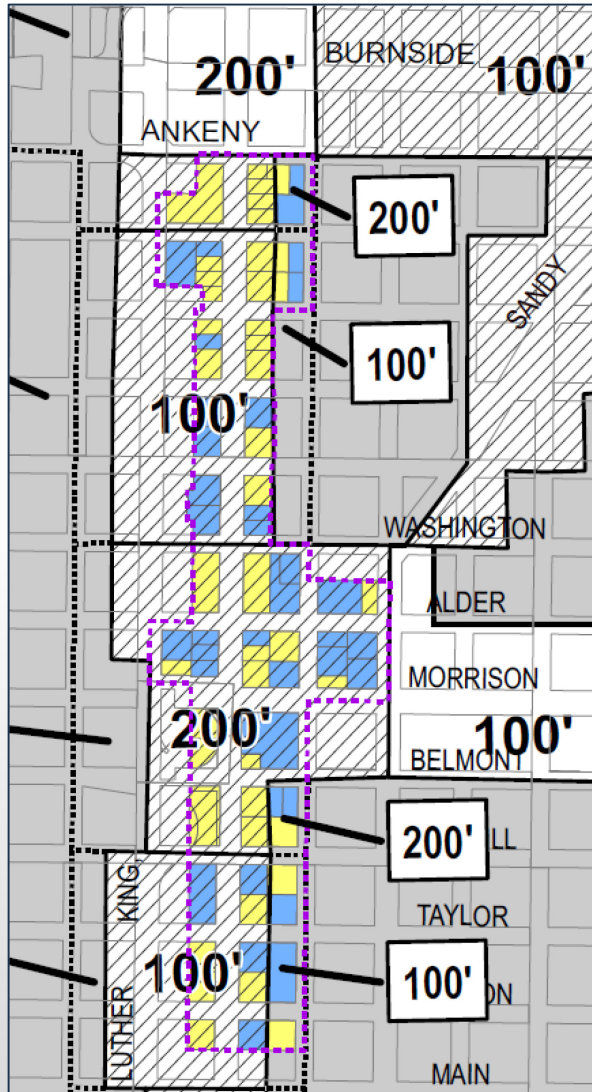
1. Portland Historic Landmarks Commission requests further reduction in heights to align historic resource review with property owner expectations. Requests 75' for most Central City historic districts.
2. Restore Oregon, Architectural Heritage Center, individuals support policy approach.
3. Individual property owner requests for retaining existing heights on specific sites.



# East Portland/Grand Avenue Historic District



# Proposed East Portland/Grand Avenue Heights

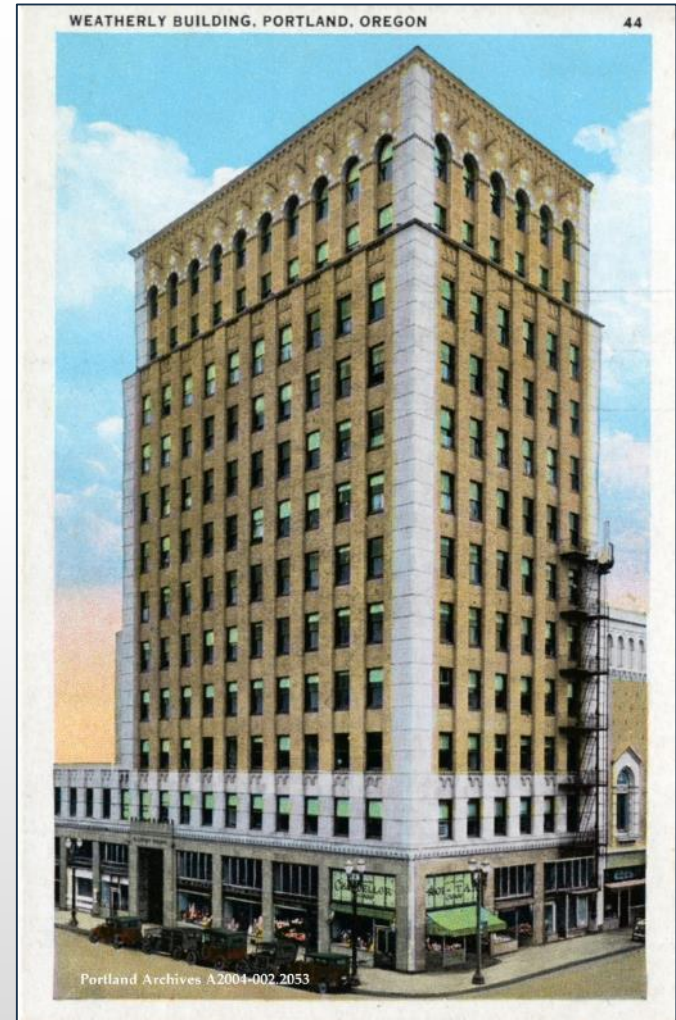


Existing

Proposed  
Draft

# Planning and Sustainability Commission Request

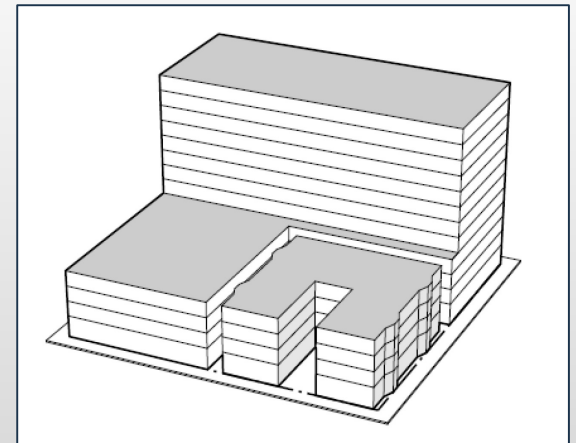
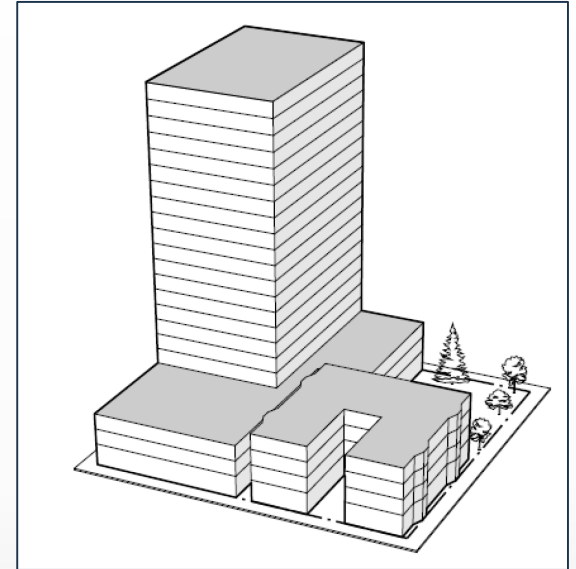
The PSC requested staff study the impact of proposed height limits on the usability of existing base floor area ratio (FAR) in the historic district.



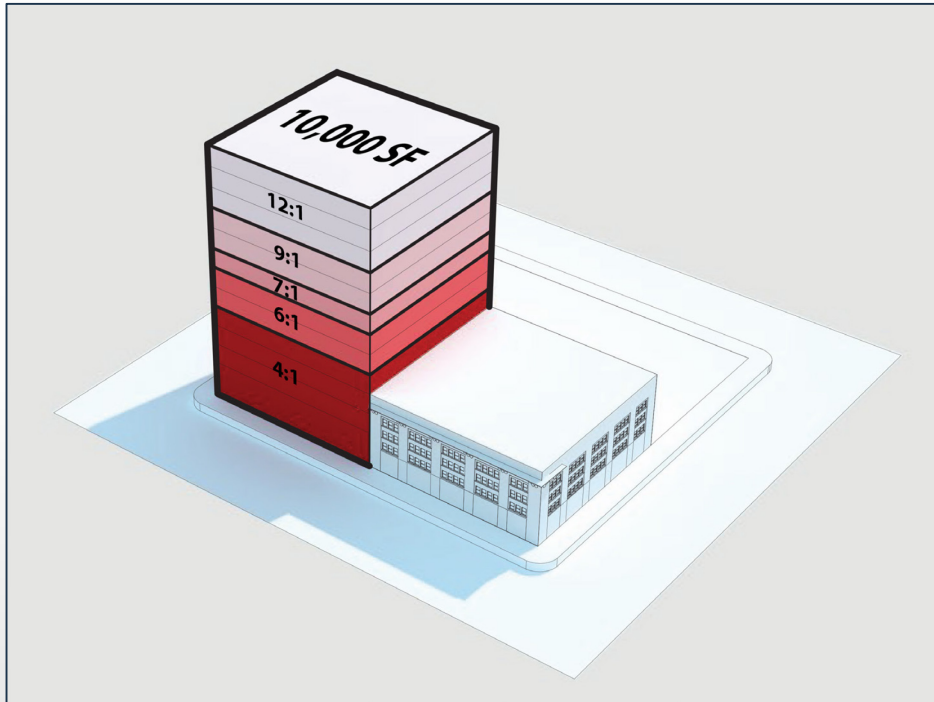
# Floor Area Ratio (FAR) Study

## Staff Assumptions:

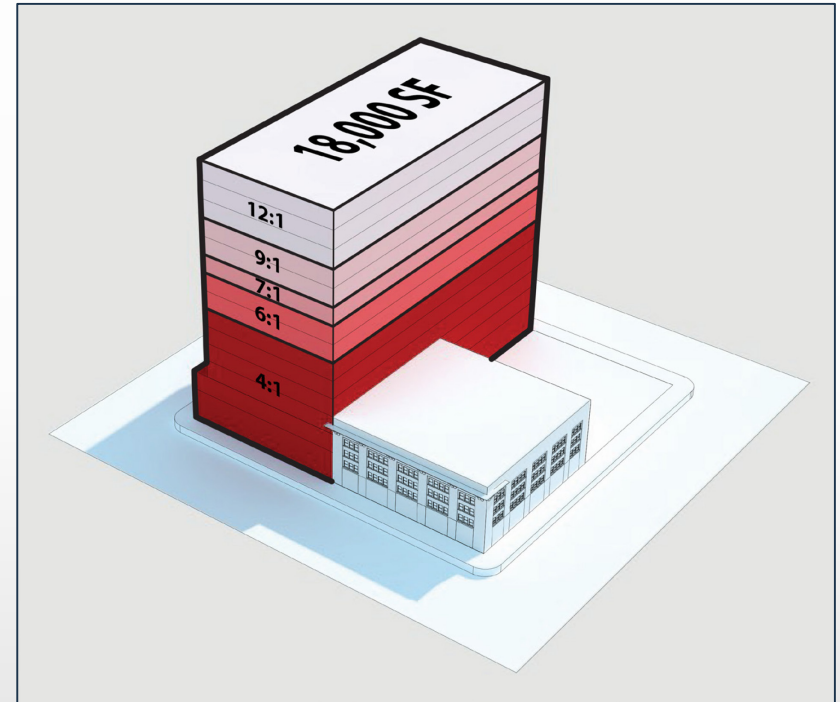
- Base FARs of 6:1 and 9:1
- Heights of 100', 160', and 200'
- Site options of 10,000, 20,000, 30,000, and 40,000 square feet
- Retention of all contributing buildings
- Sites bifurcated by the historic district boundary have unique opportunities for arrangement of height and FAR
- Typical new construction floor-to-floor heights of 20' at the ground floor and 11.5' at the upper floors



# Floor Area Ratio (FAR) Study



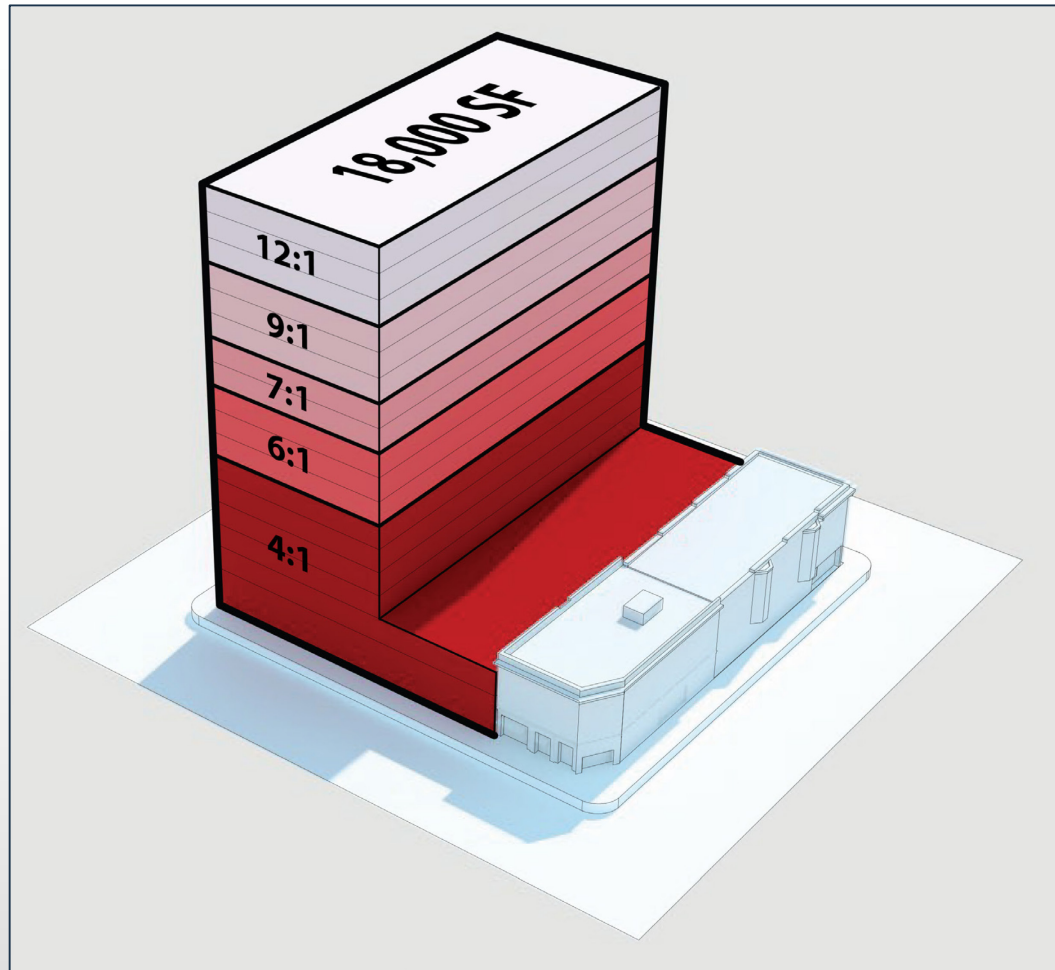
10,000 square foot site



20,000 square foot site



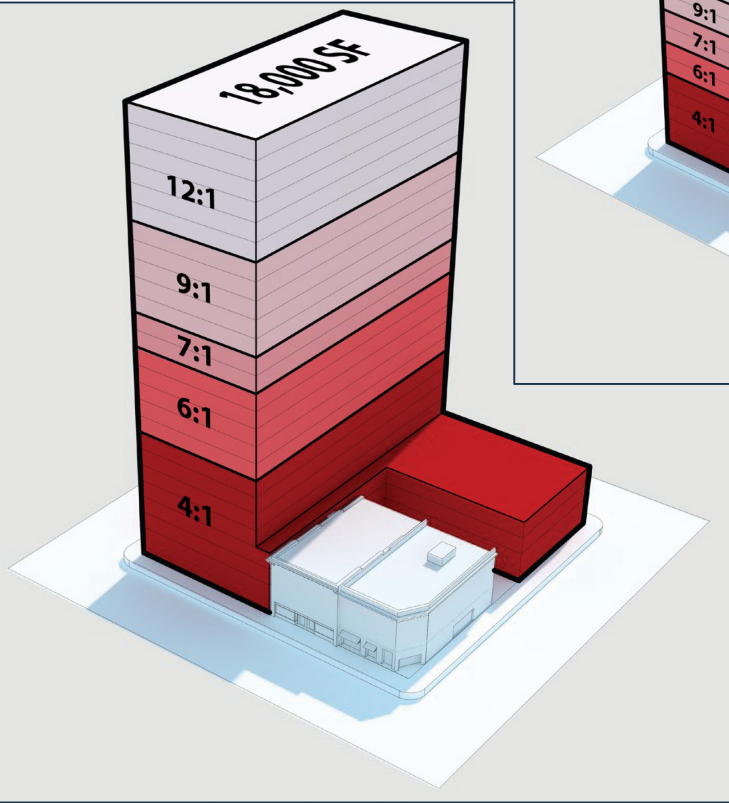
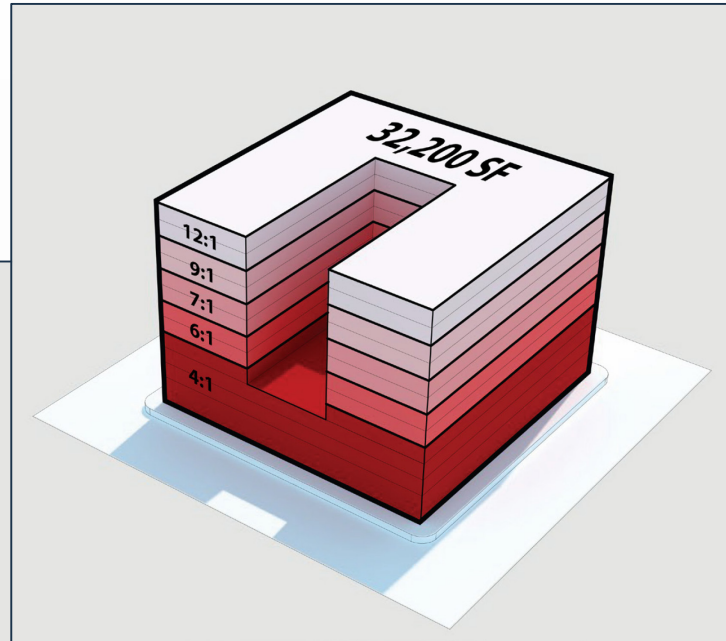
# Floor Area Ratio (FAR) Study



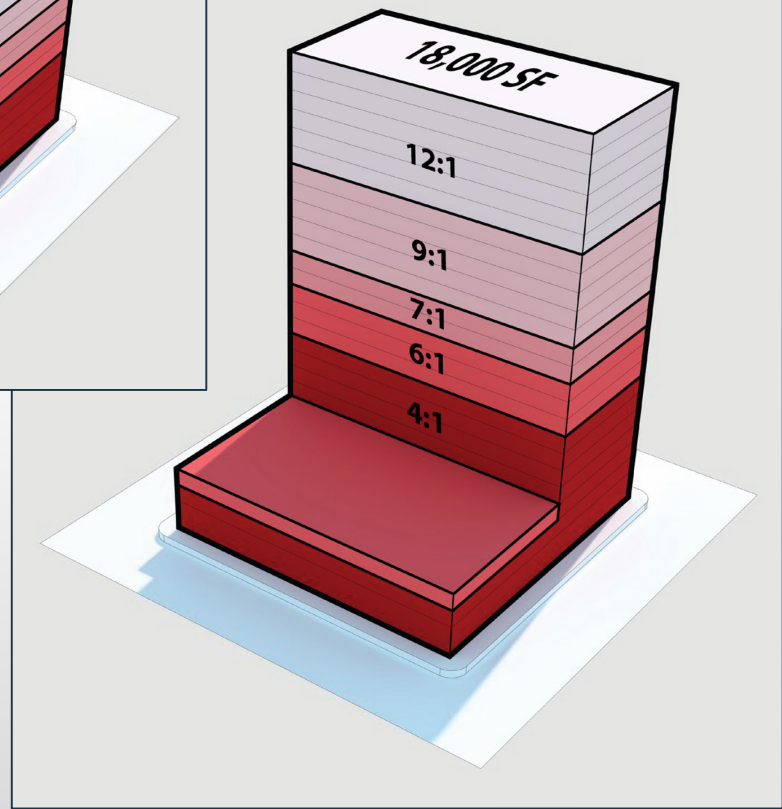
30,000 square foot site



# Floor Area Ratio (FAR) Study



40,000  
square  
foot sites

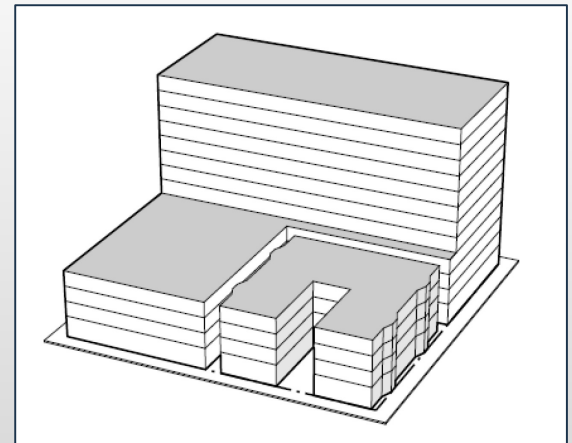
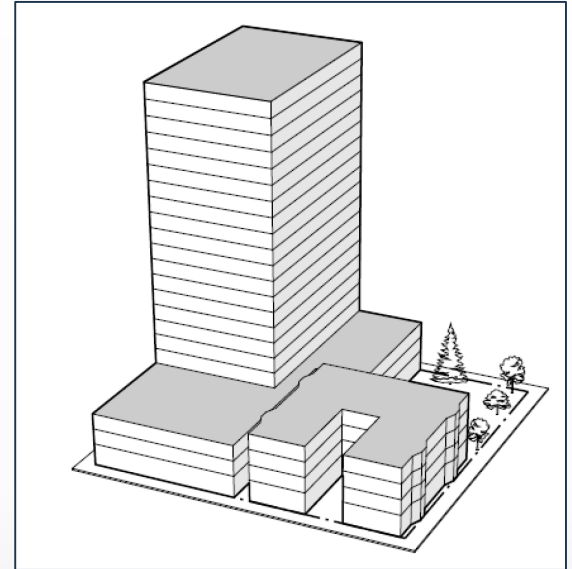


# Floor Area Ratio (FAR) Study Findings

The proposed height limits would not preclude proposals that fully utilize base FAR on non-contributing sites.

Large sites bifurcated by the historic district boundary provide unique opportunities to arrange height and massing outside of the historic district.

Historic Resource Review required to ensure site-specific compatibility for proposed new buildings.

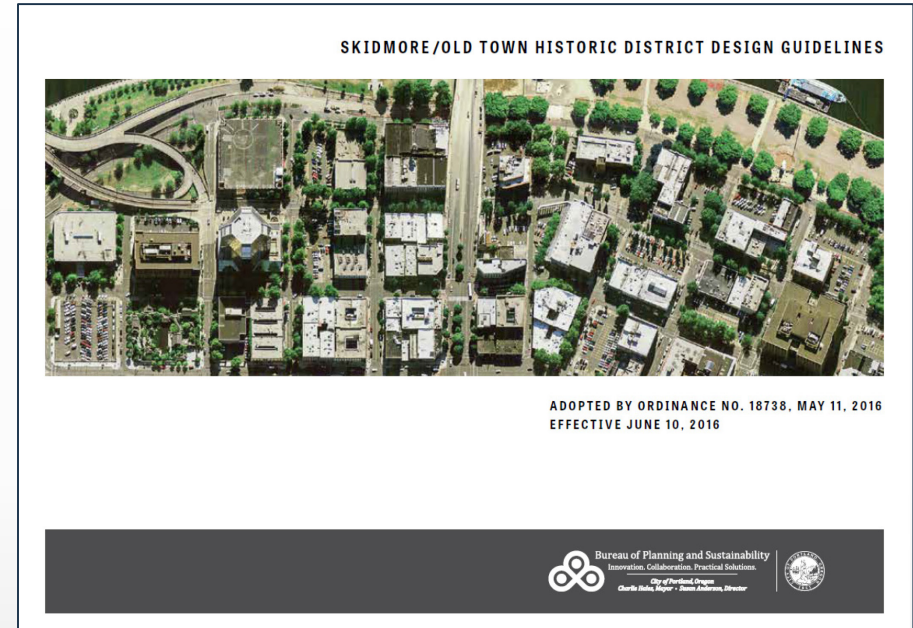


# Historic Resource Review

Demolition of contributing buildings in historic districts are subject to Type IV demolition review by City Council

Alteration, addition, and new construction proposals within historic districts are subject to Historic Resource Review

The Historic Resource Review approval criteria for each district can be found in the zoning code and in district-specific design guidelines



# Historic Resource Review

Historic Resource Review emphasizes preservation, use of quality materials, and overall compatibility with contributing buildings in a historic district.

New construction proposals must meet applicable review criteria to be approved. Because of the discretionary nature of the criteria, heights in historic districts are not entitlements.



# Policy Considerations

Comprehensive Plan Policy 4.49  
*Resolution of Conflicts in Historic Districts. Adopt and periodically update design guidelines for unique historic districts. Refine base zoning in historic districts to take into account the character of the historic resources in the district.*



# Policy Considerations

Predictability of Historic Resource Review process.

Consistency within and between historic districts.

Honoring the unique character of Central City historic districts.

Allowing for applicants to make a case for taller buildings, but not to allow heights that are drastically out of scale with contributing buildings.



# Proposed Policy Approach

Eliminate bonus height options in all Central City historic districts

Refine heights in three historic districts that have been listed in the National Register since the 1988 Central City Plan:

1. NW 13<sup>th</sup> Avenue
2. New Chinatown/Japantown
3. East Portland/Grand Avenue

Retain existing FAR allowances for use on site or transfer within a sub-district.





# Streetcar Loop Local Improvement District

1991. Historic district listed in the National Register

1994. Design guidelines adopted

2007. Initiation of LID

2012. Streetcar opens

2013. SE Quadrant Plan work begins

2014. Fees assessed

