

CENTRALCITY 2035

Packet C: Other Height Requests

PSC Work Session 2 – 11/16/2016



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Packet C: Other Height Requests

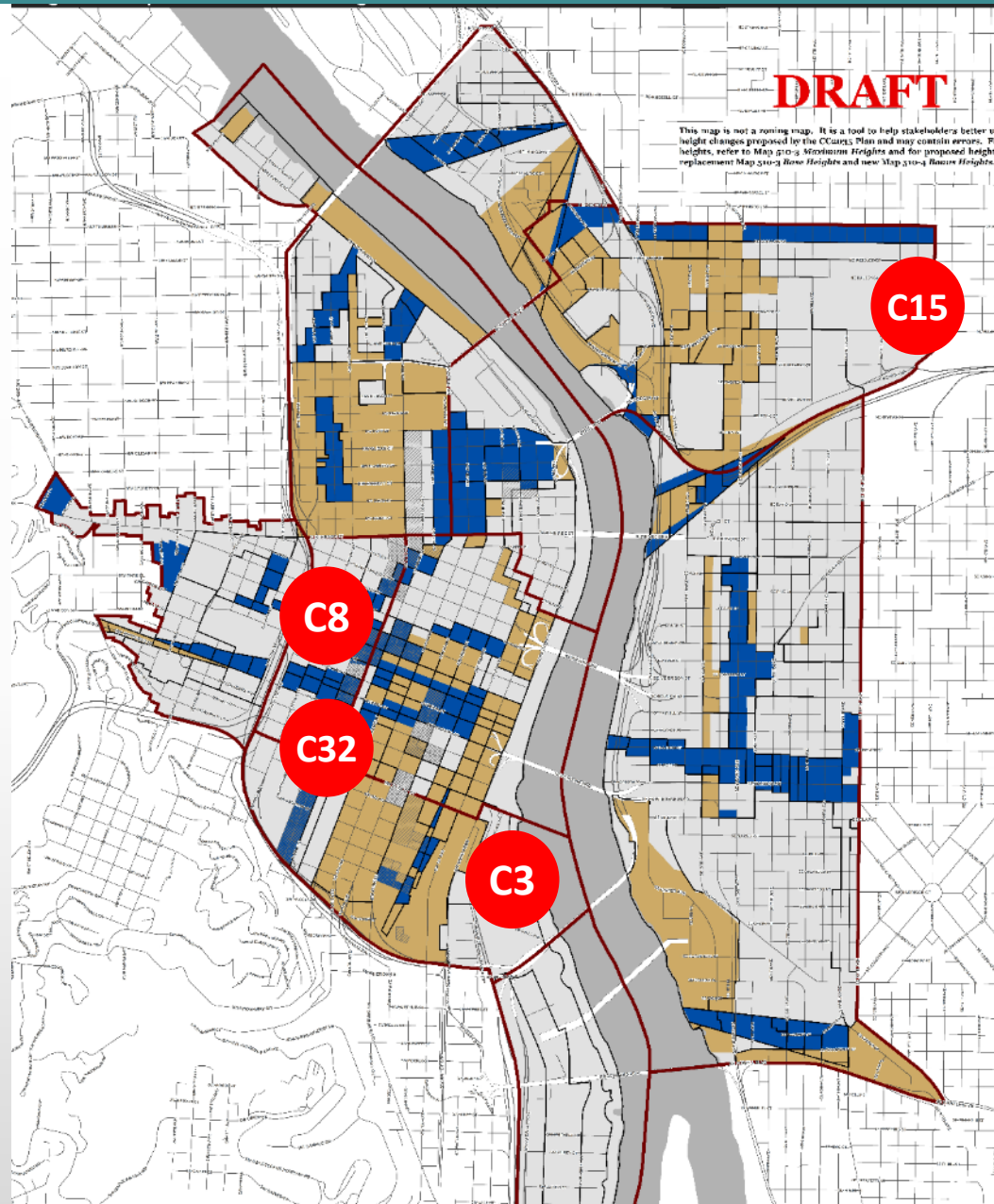
Discussion Items

C3: RiverPlace

C8: West End

C15: Lloyd Edge

C32: Park Blocks



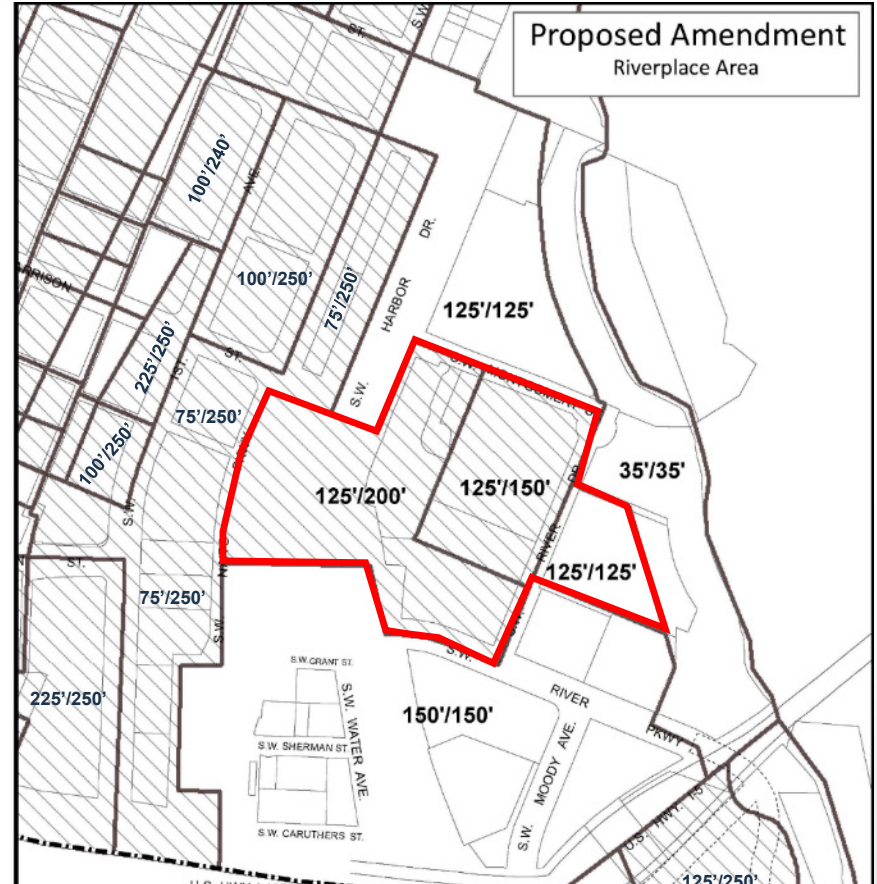
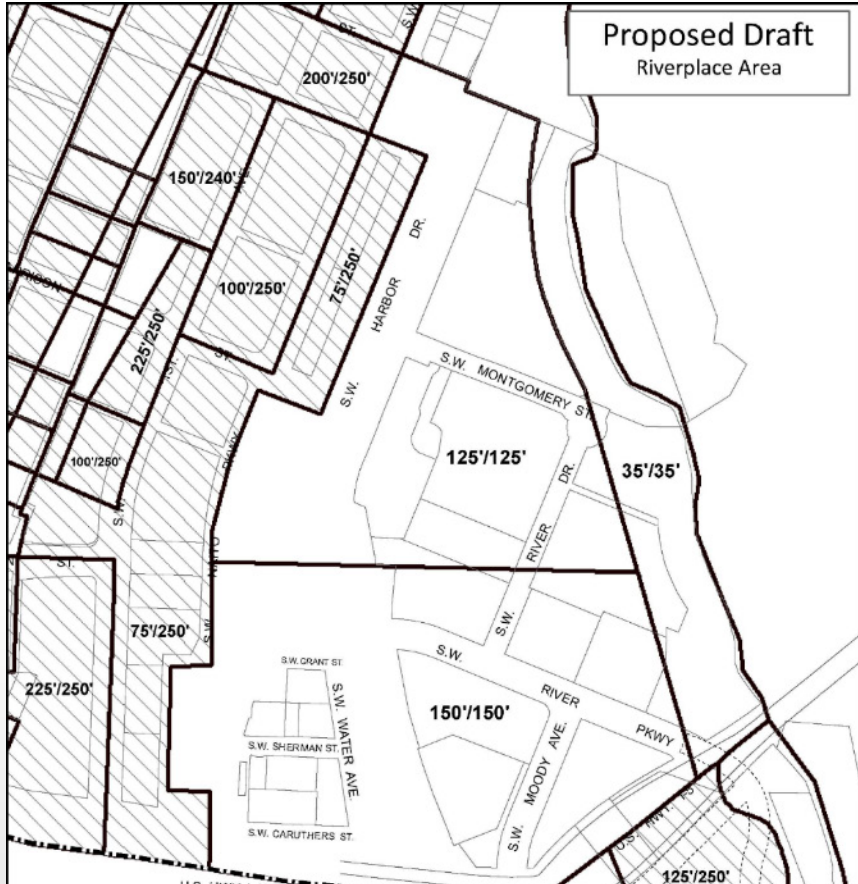
C3: Riverplace

Testimony

- Increase base height to 250'
- Rationalize height map lines to align with property lines and rights of way



C3: University District/South Downtown



	Existing	Proposed	Request	Amendment
Base	125' & 150'	125' & 150'	250'	125'
Bonus	None	None	None	150' & 200'

September 14, 2016

-  Central City Plan
-  Base/Maximum Height

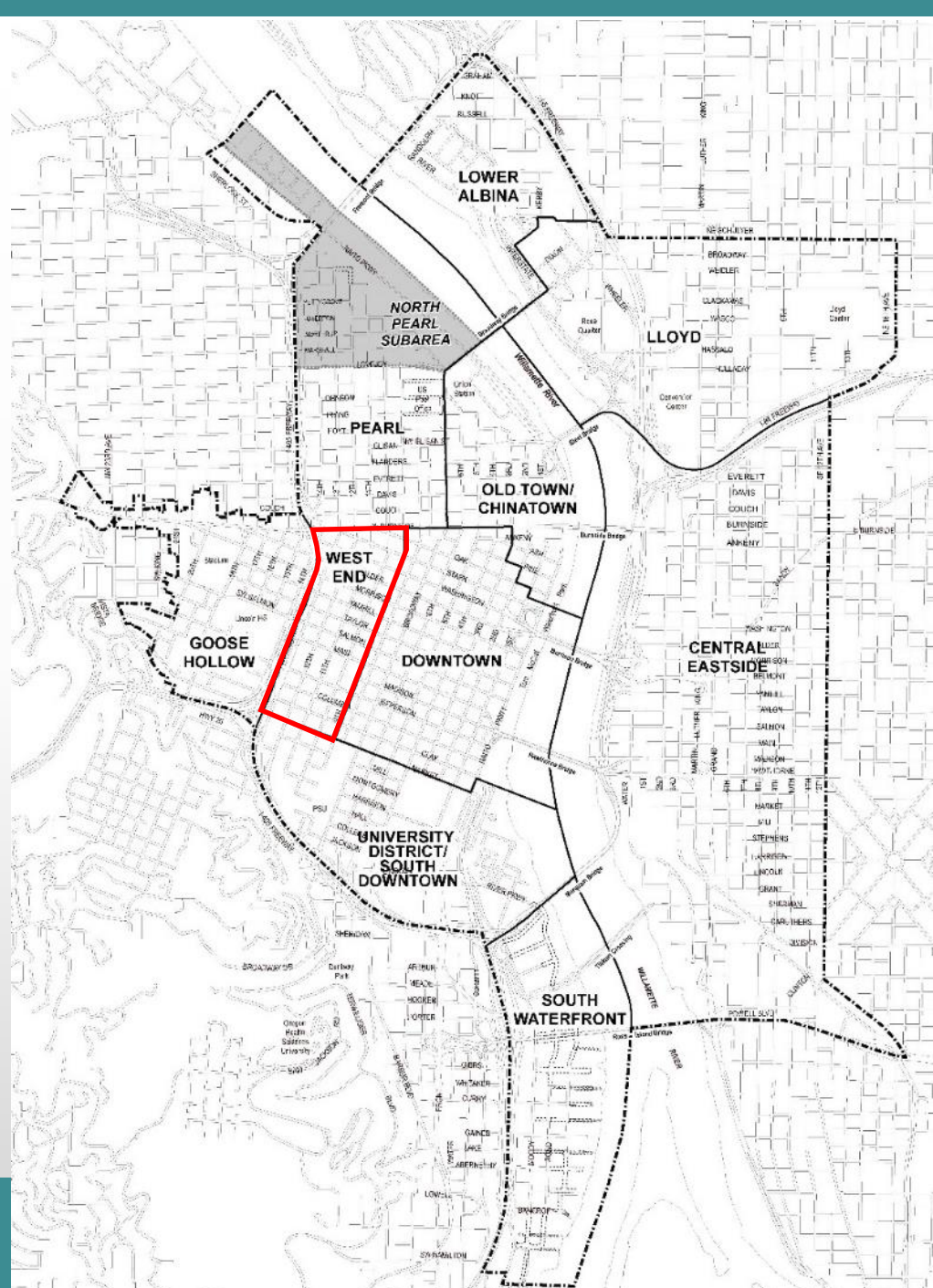
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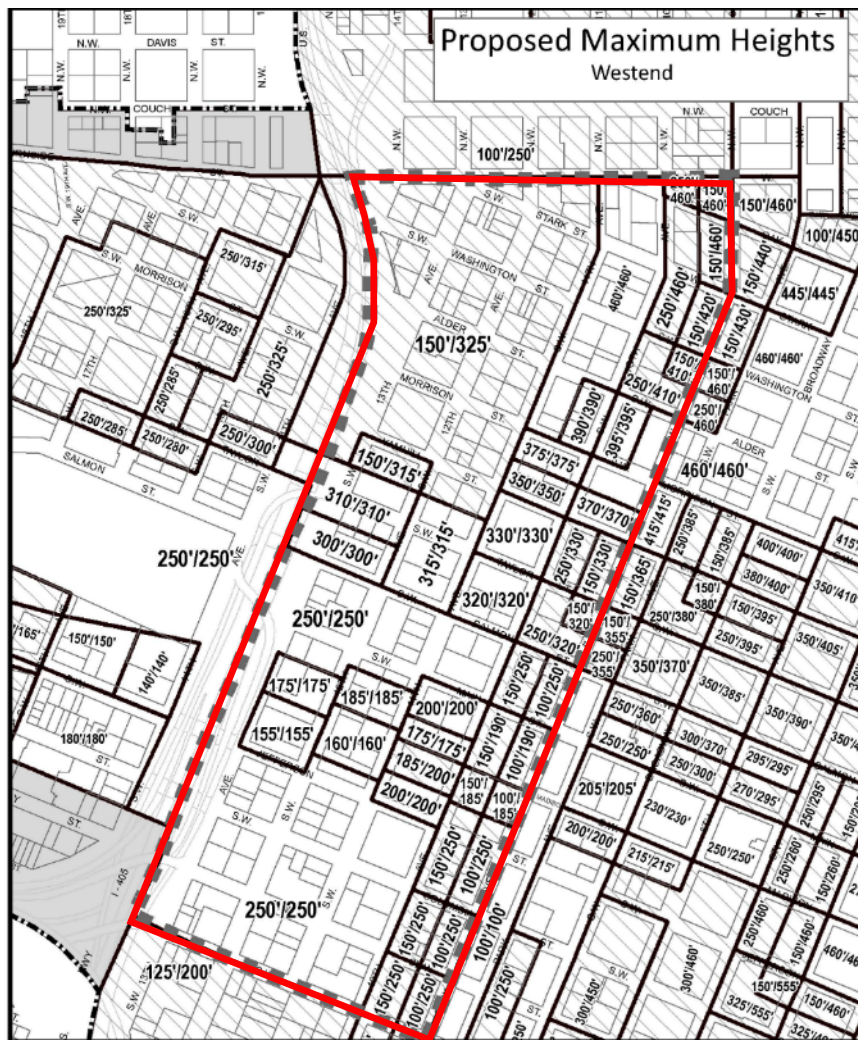
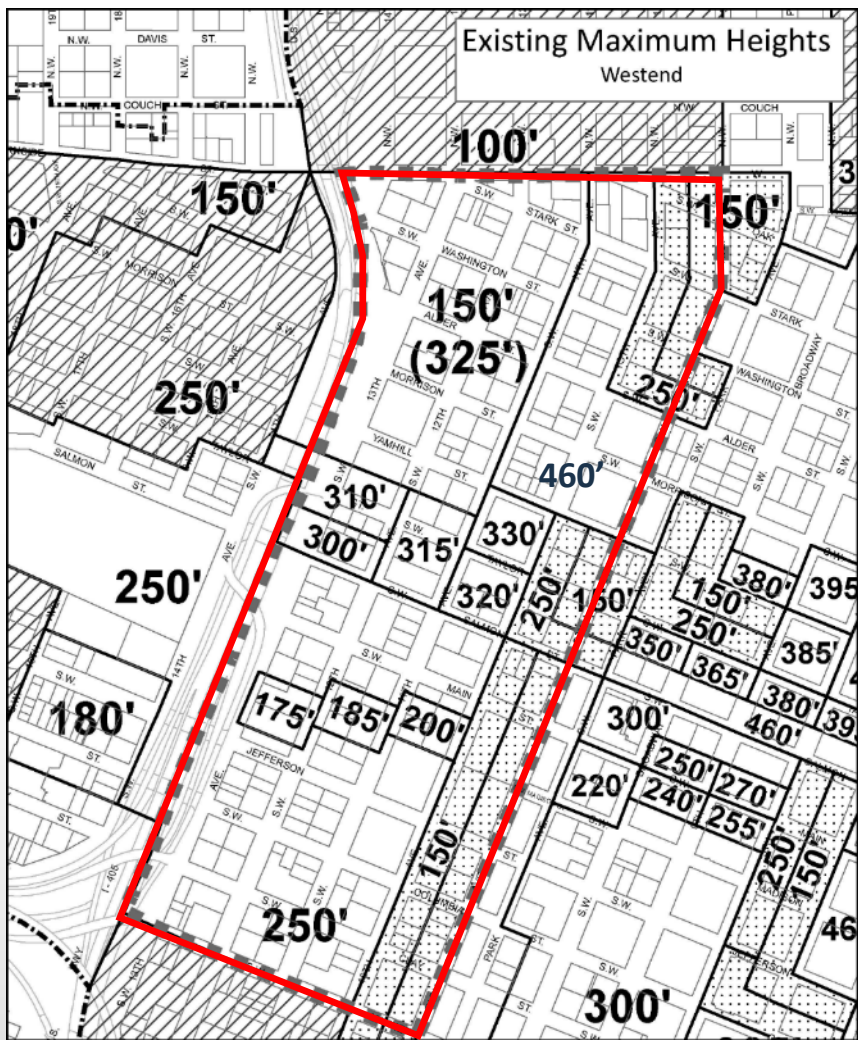
C8: West End



Testimony

- Decrease base heights across the subdistrict to 100'
- Create a step down from taller buildings in the downtown core



C8: West End

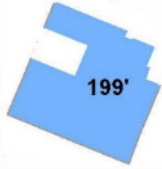


- September 21 2016
-  Central City Plan District Boundary
-  Base/Maximum Heights Boundary

	Existing	Proposed	Request
Base	150' - 460'	150' - 460'	100'
Bonus	325' - 460'	325' - 460'	None


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C8: West End



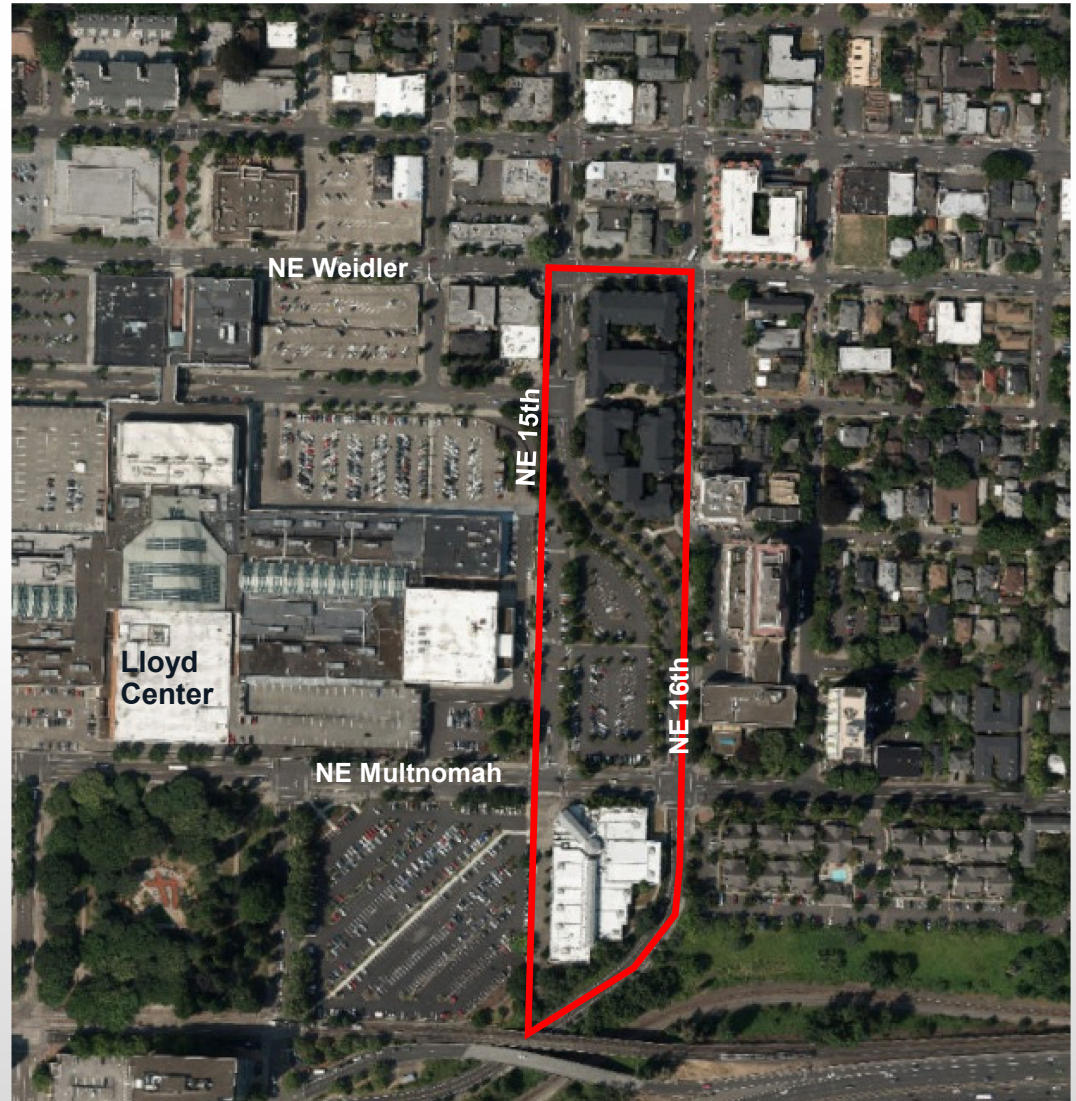
Existing buildings exceeding 100'



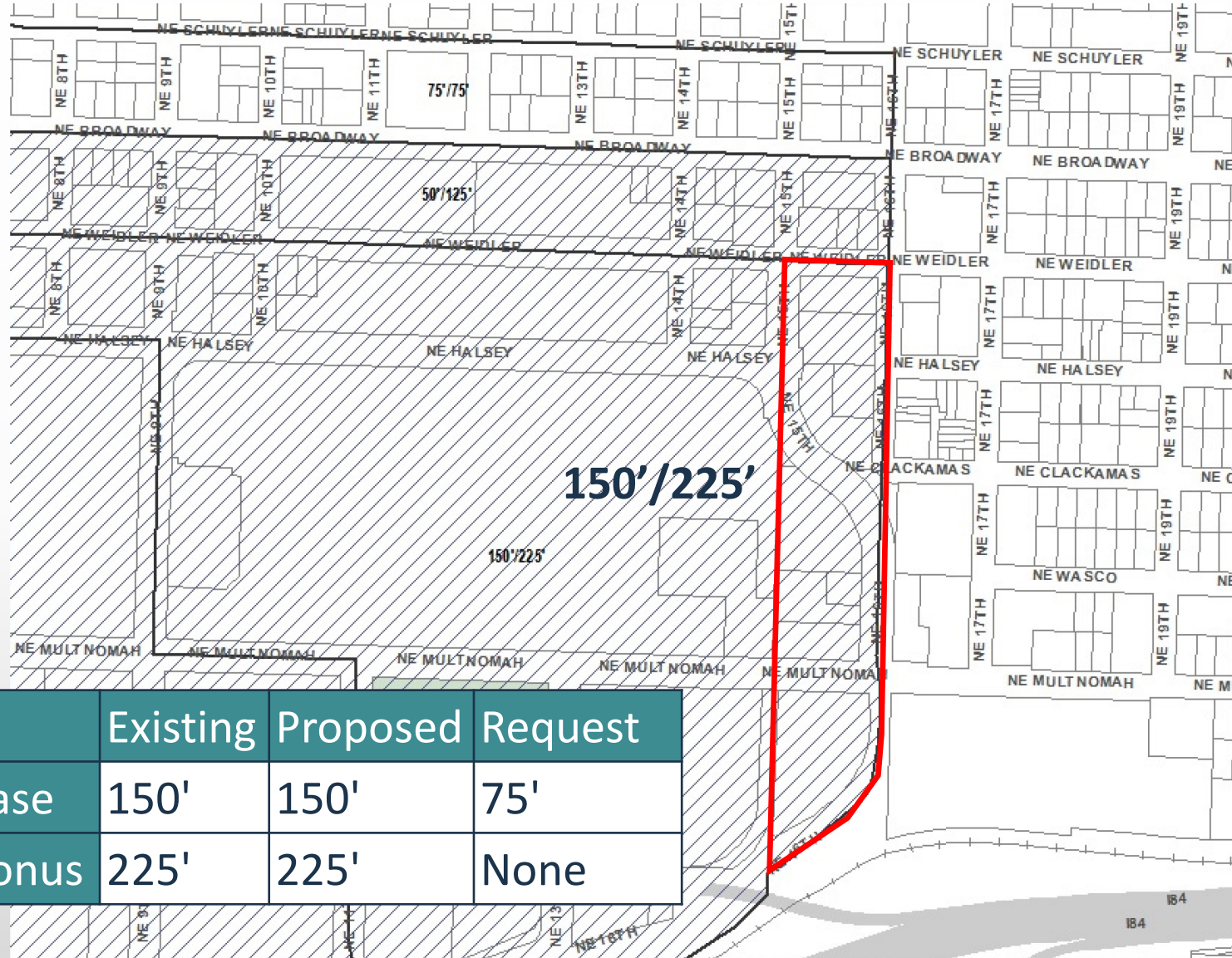
C15: Lloyd District Edge

Testimony

- Decrease base heights along the edge of the Central City to 75'
- Create a step down to the adjacent neighborhood similar to Irvington

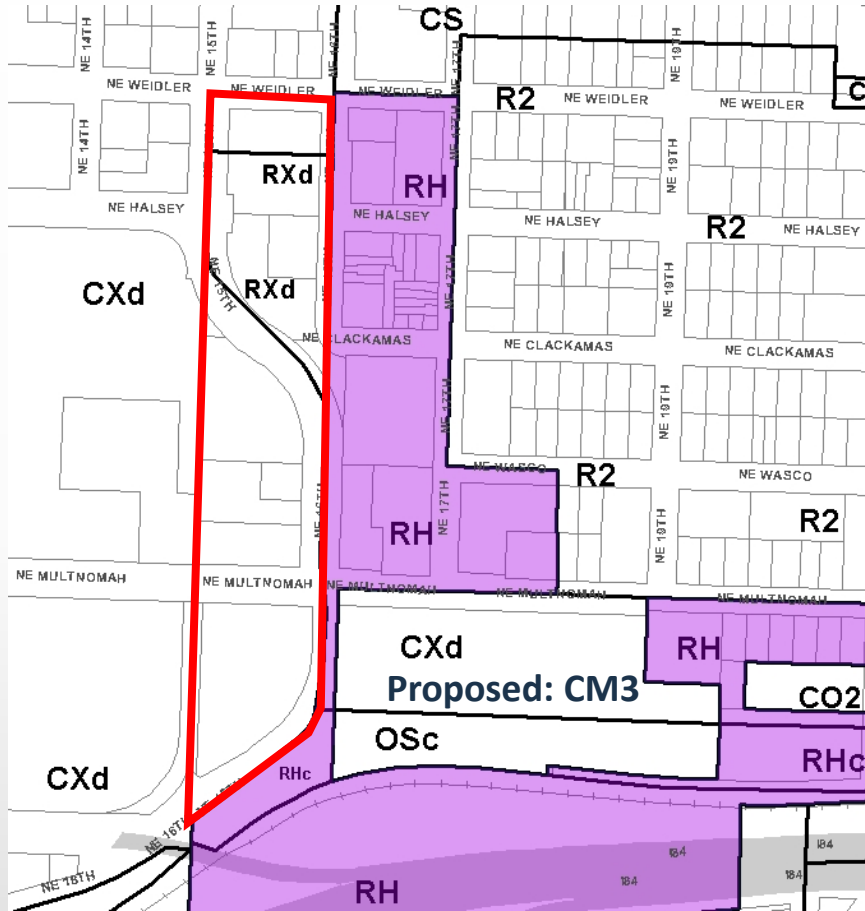


C15: Lloyd District Edge



	Existing	Proposed	Request
Base	150'	150'	75'
Bonus	225'	225'	None

C15: Lloyd District Edge



RH Max Height = 75' (100' if within 1,000' of MAX Station)
CM3 Max Height = 75' (120' as Planned Development)



C32: Park Blocks

Testimony

- **Lower heights to 100 feet along Park Blocks**
- **Require shadow study on east side of Park Blocks**



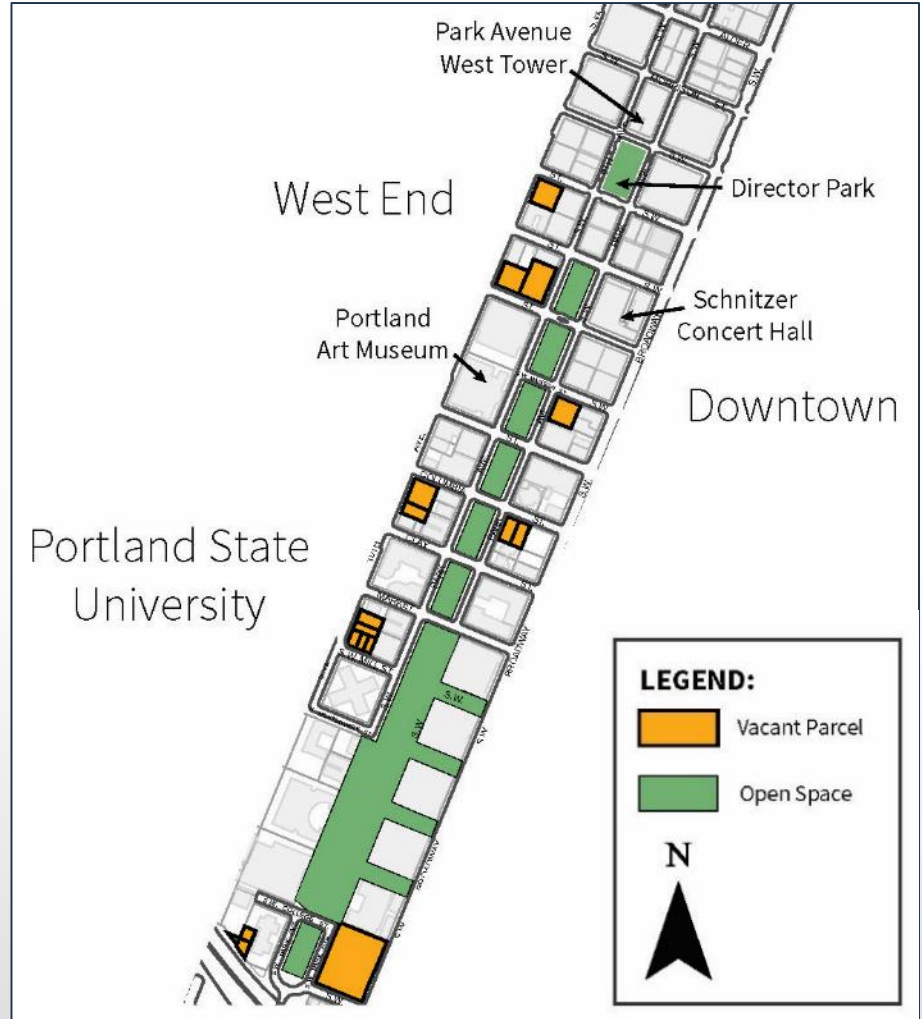
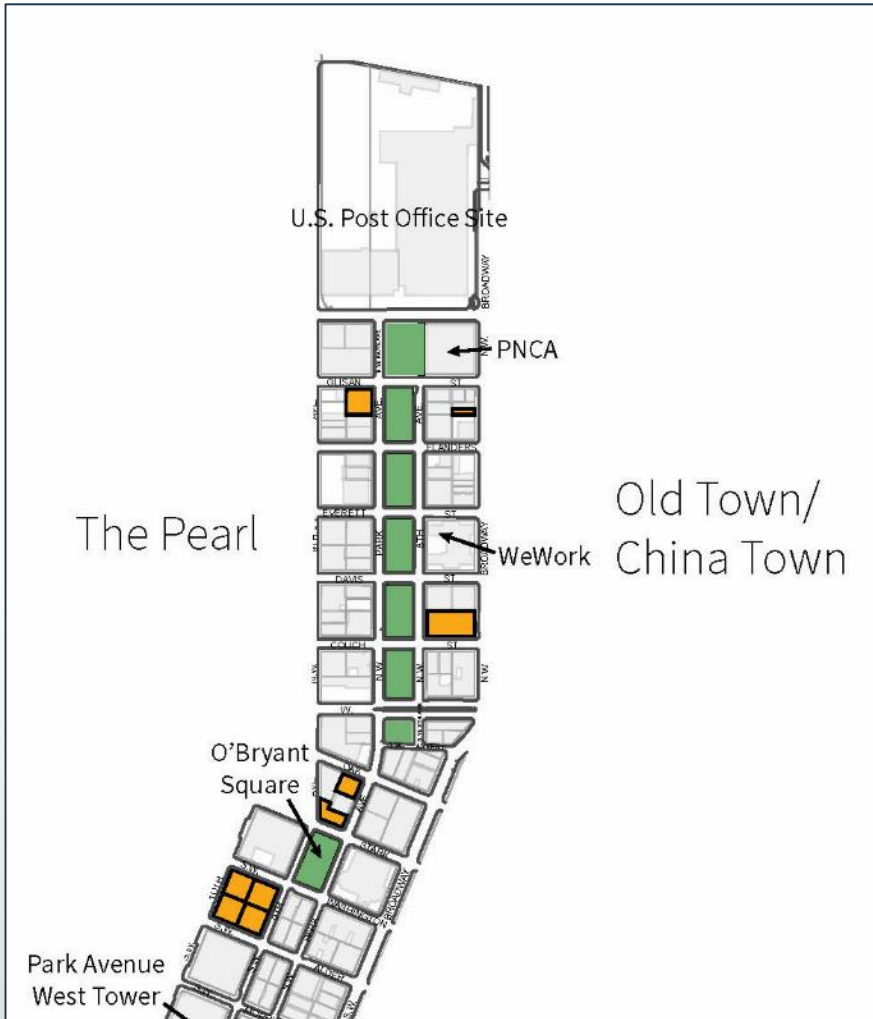
C32: Park Blocks

Recommendations for Park Blocks:



1. Apply shadow analysis requirement to east side of the Park Blocks.
2. Require a ground floor setback on new development on both sides of Park Blocks
3. Update Central City Design Fundamental Design Guidelines to move larger building forms away from Park Blocks.




C32: Park Blocks



LEGEND:

-  Vacant Parcel
-  Open Space

N





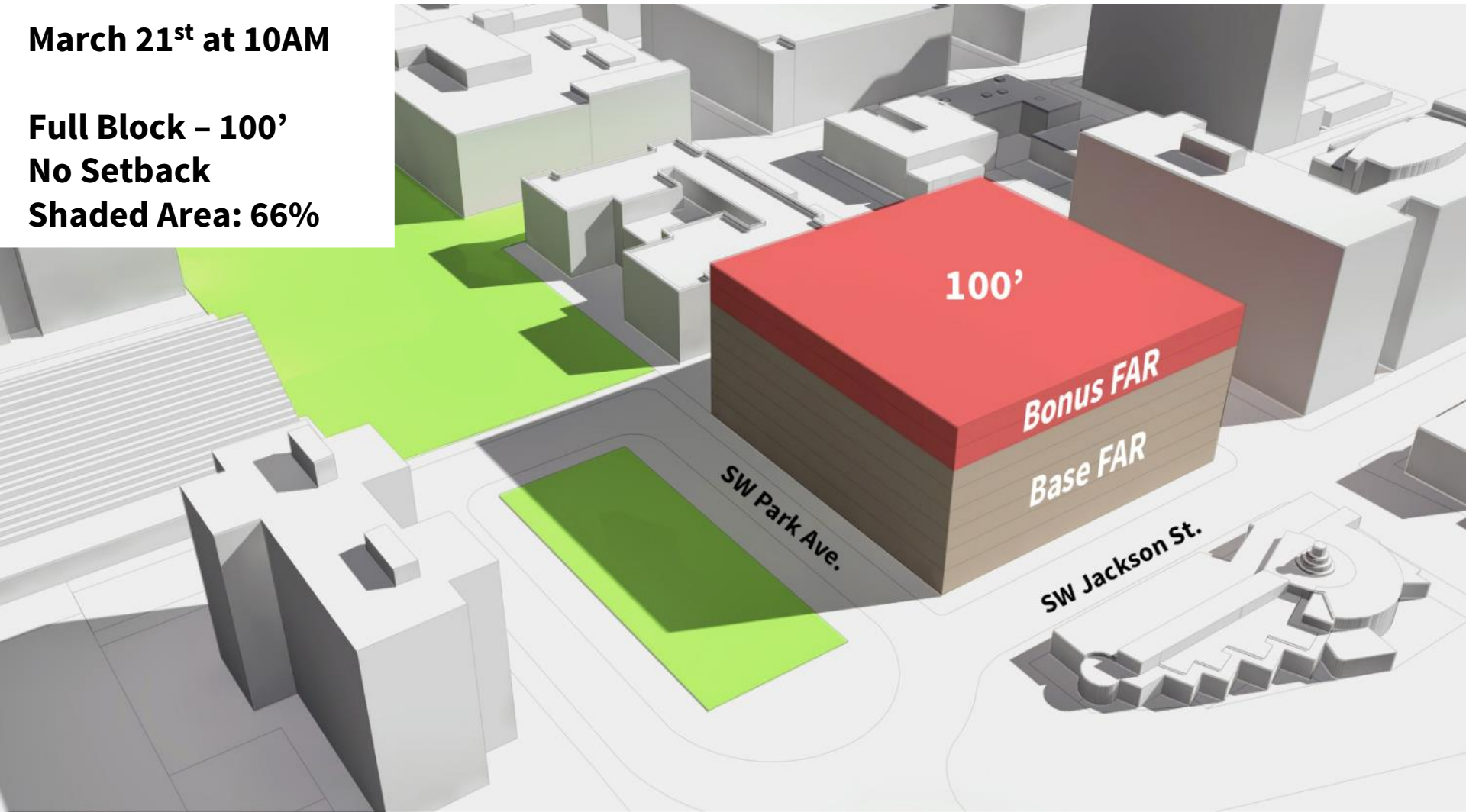
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Shadow Study – Eastside of Park Blocks

March 21st at 10AM

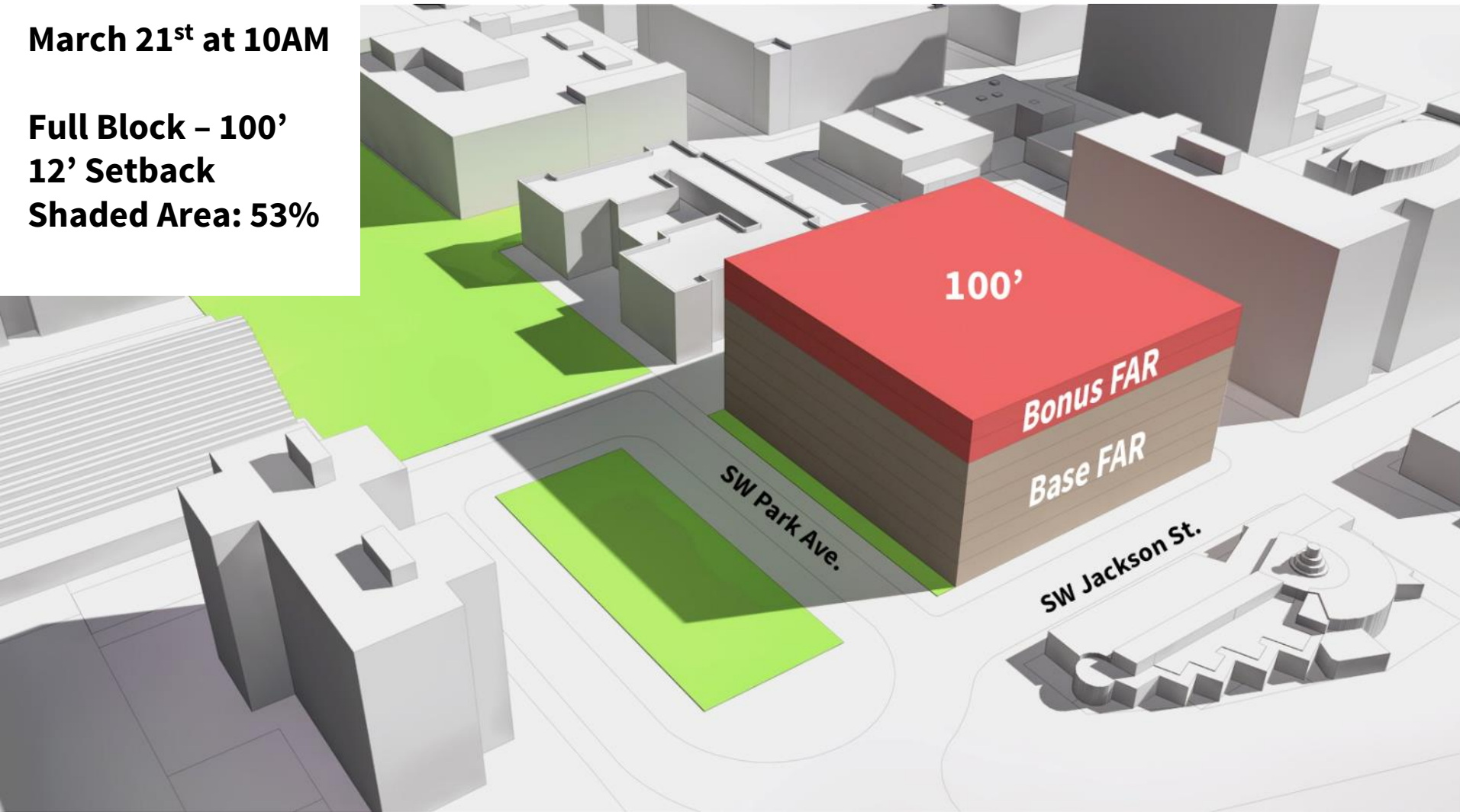
Full Block – 100'
No Setback
Shaded Area: 66%



Shadow Study – Eastside of Park Blocks

March 21st at 10AM

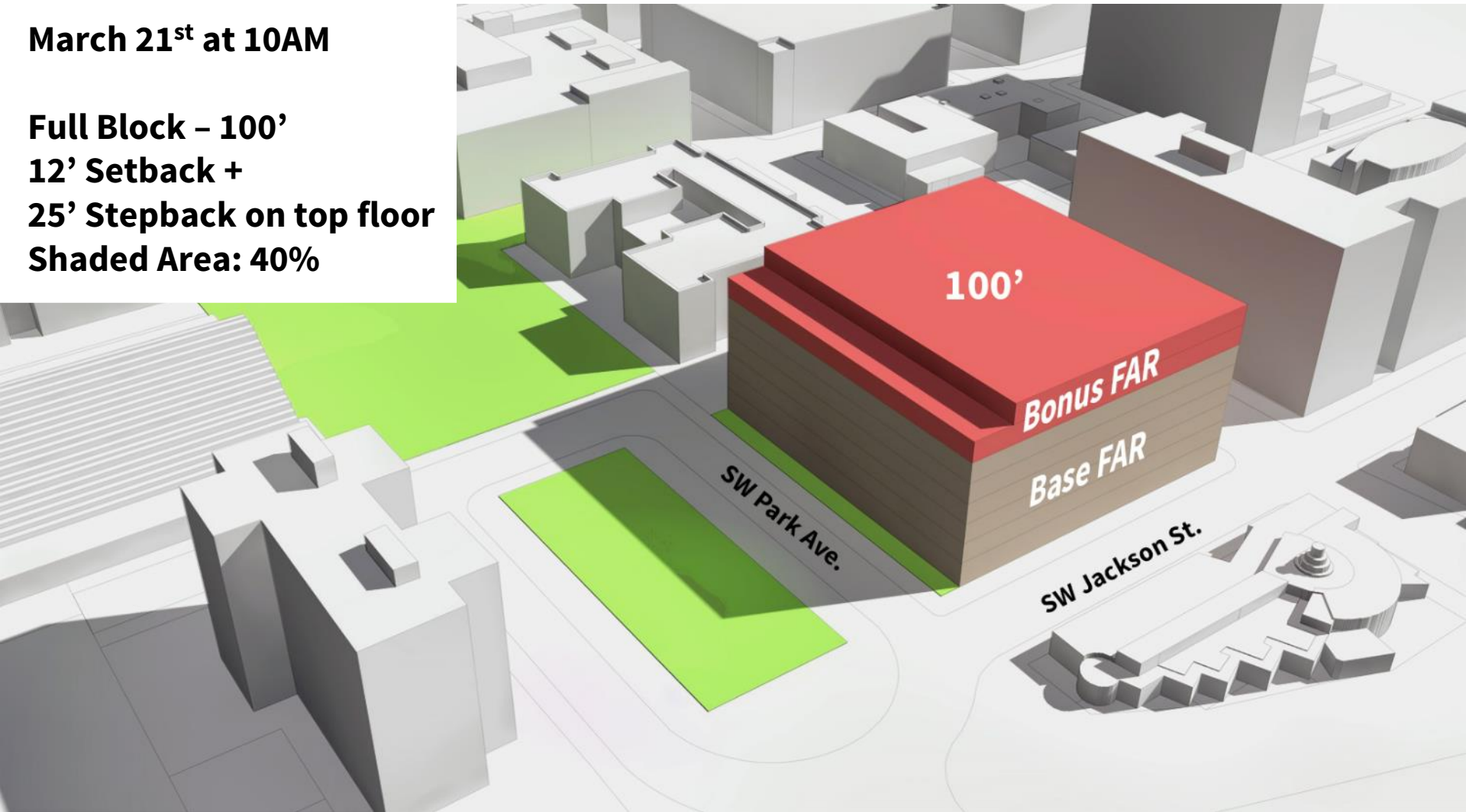
Full Block – 100'
12' Setback
Shaded Area: 53%



Shadow Study – Eastside of Park Blocks

March 21st at 10AM

Full Block – 100'
12' Setback +
25' Stepback on top floor
Shaded Area: 40%



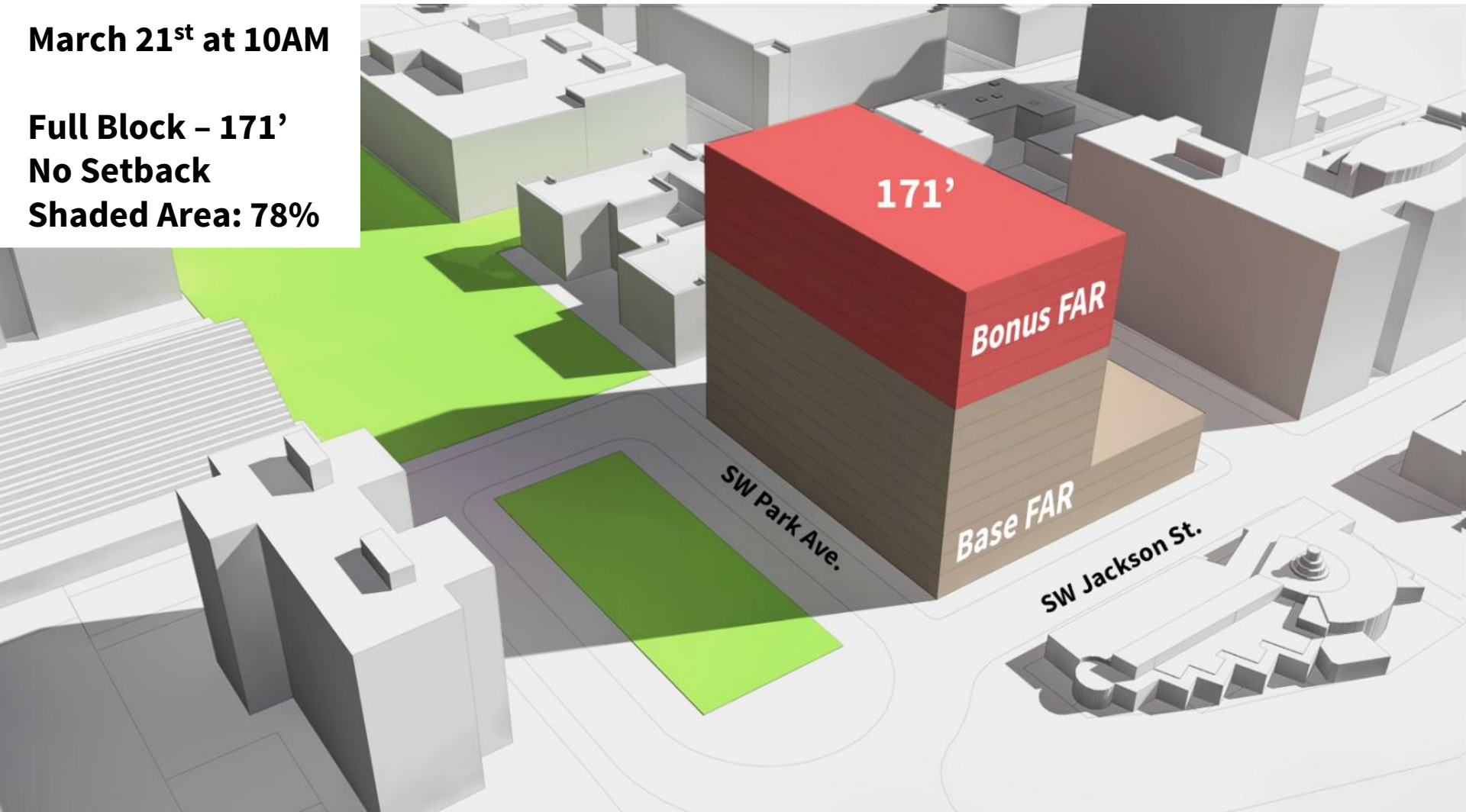
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Shadow Study – Eastside of Park Blocks

March 21st at 10AM

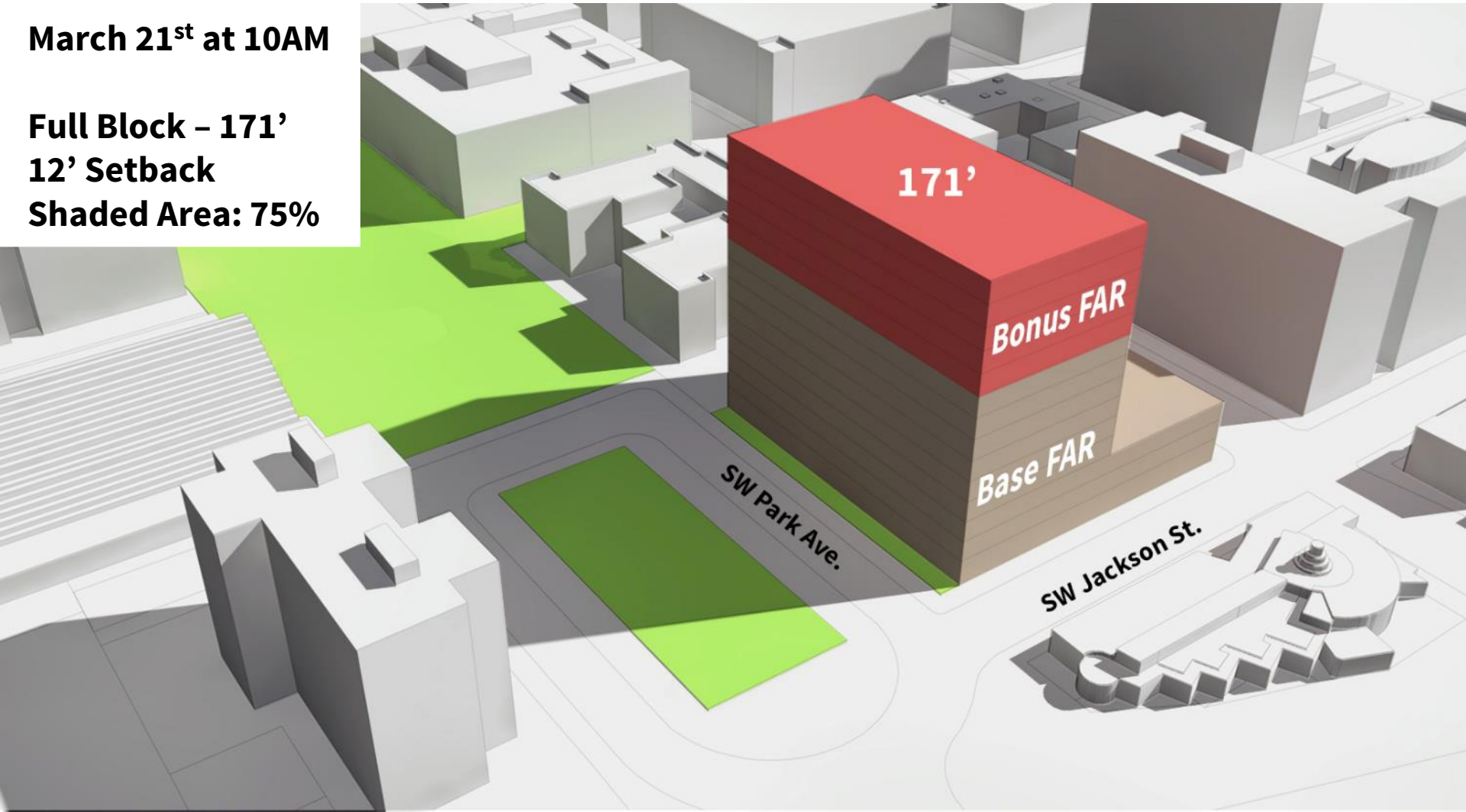
Full Block – 171'
No Setback
Shaded Area: 78%



Shadow Study – Eastside of Park Blocks

March 21st at 10AM

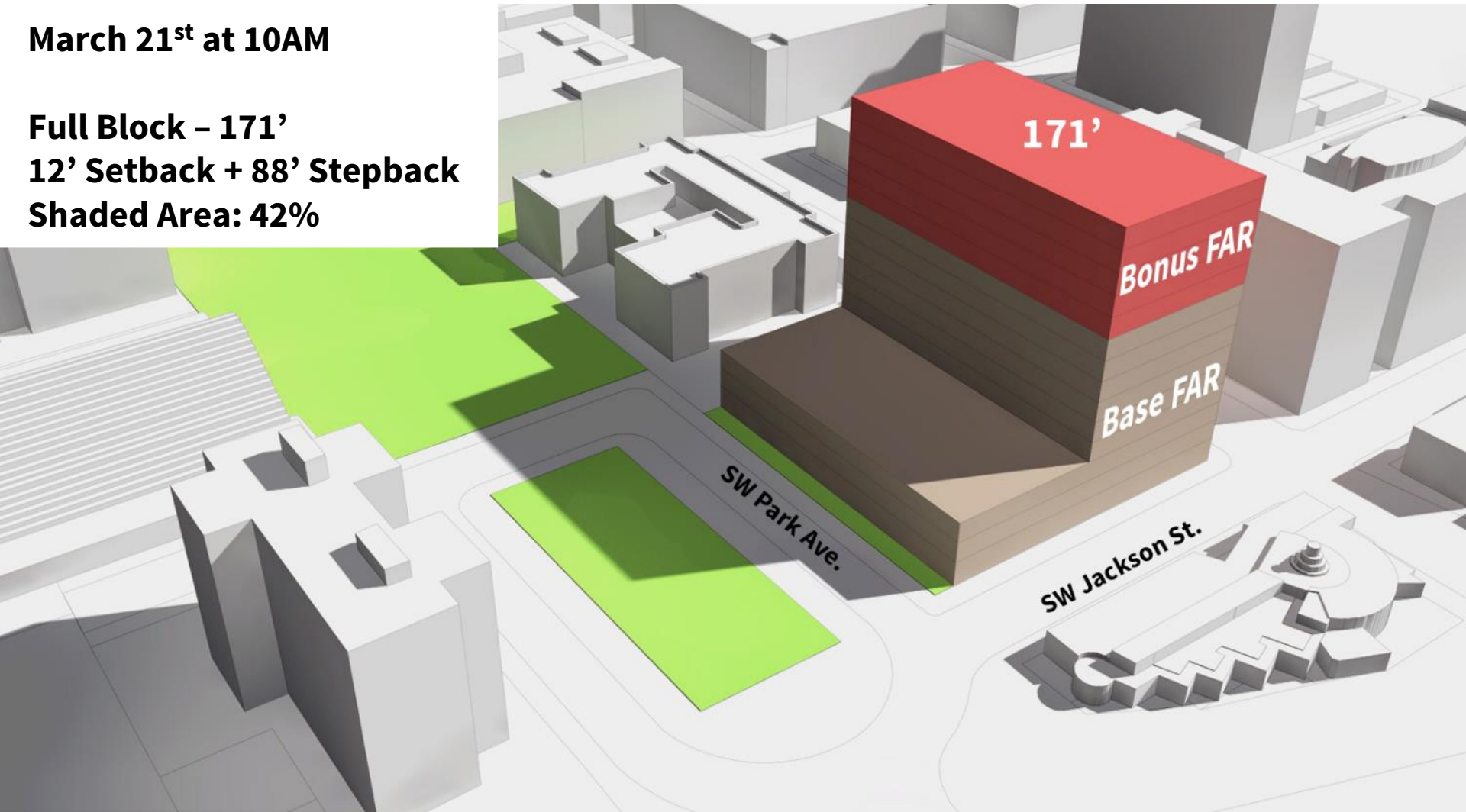
Full Block – 171’
12’ Setback
Shaded Area: 75%



Shadow Study – Eastside of Park Blocks

March 21st at 10AM

Full Block – 171'
12' Setback + 88' Stepback
Shaded Area: 42%



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Shadow Study – Eastside of Park Blocks

March 21st at 10AM

Full Block – 171’

12’ Setback + Tower on North Side

Shaded Area: 26%



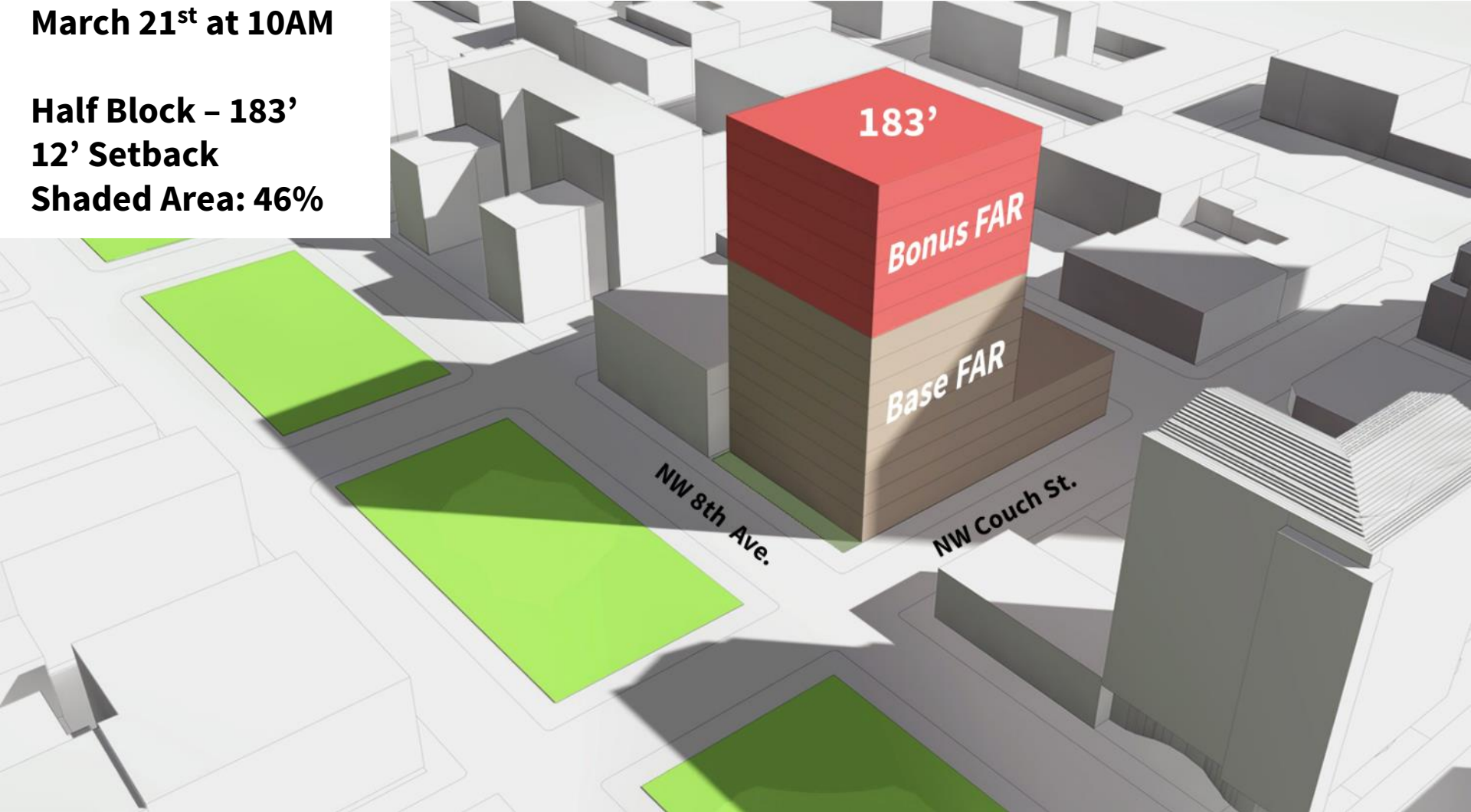
Shadow Study – Eastside of Park Blocks

March 21st at 10AM

Half Block – 183'

12' Setback

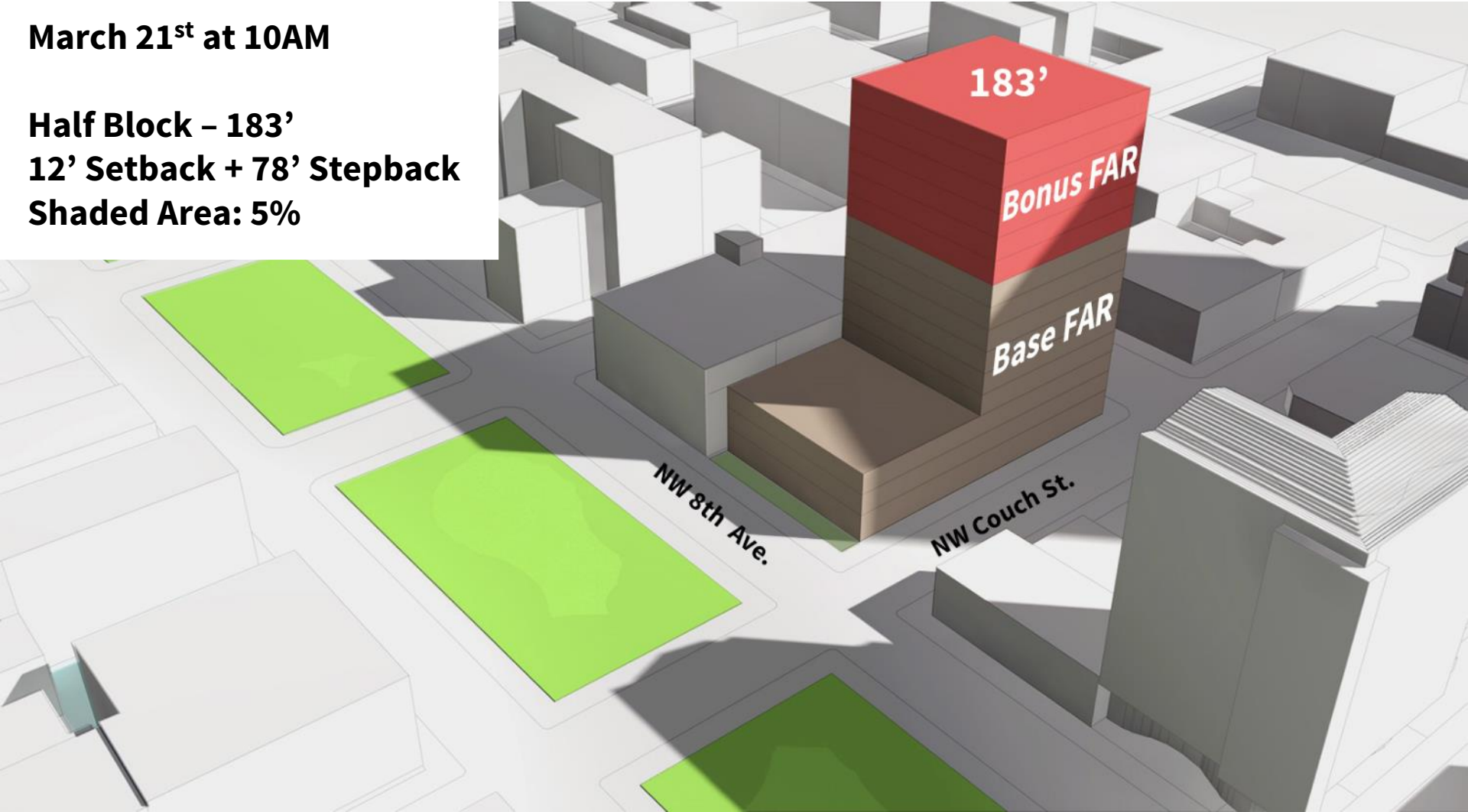
Shaded Area: 46%



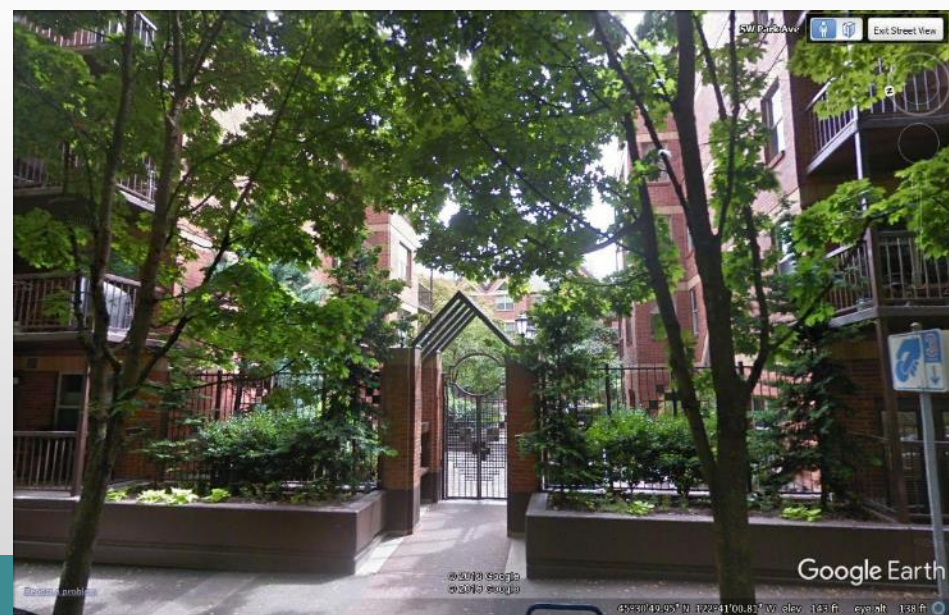
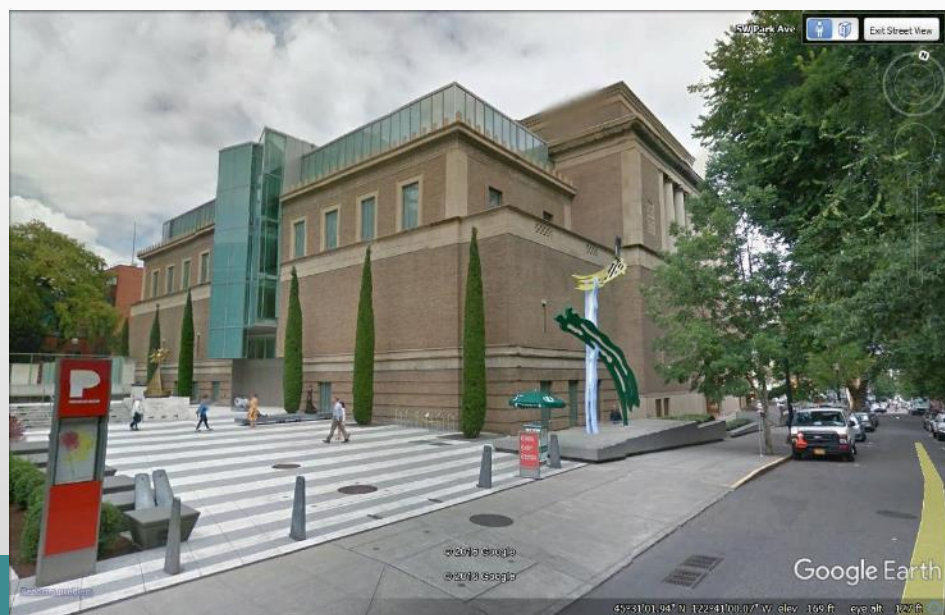
Shadow Study – Eastside of Park Blocks

March 21st at 10AM

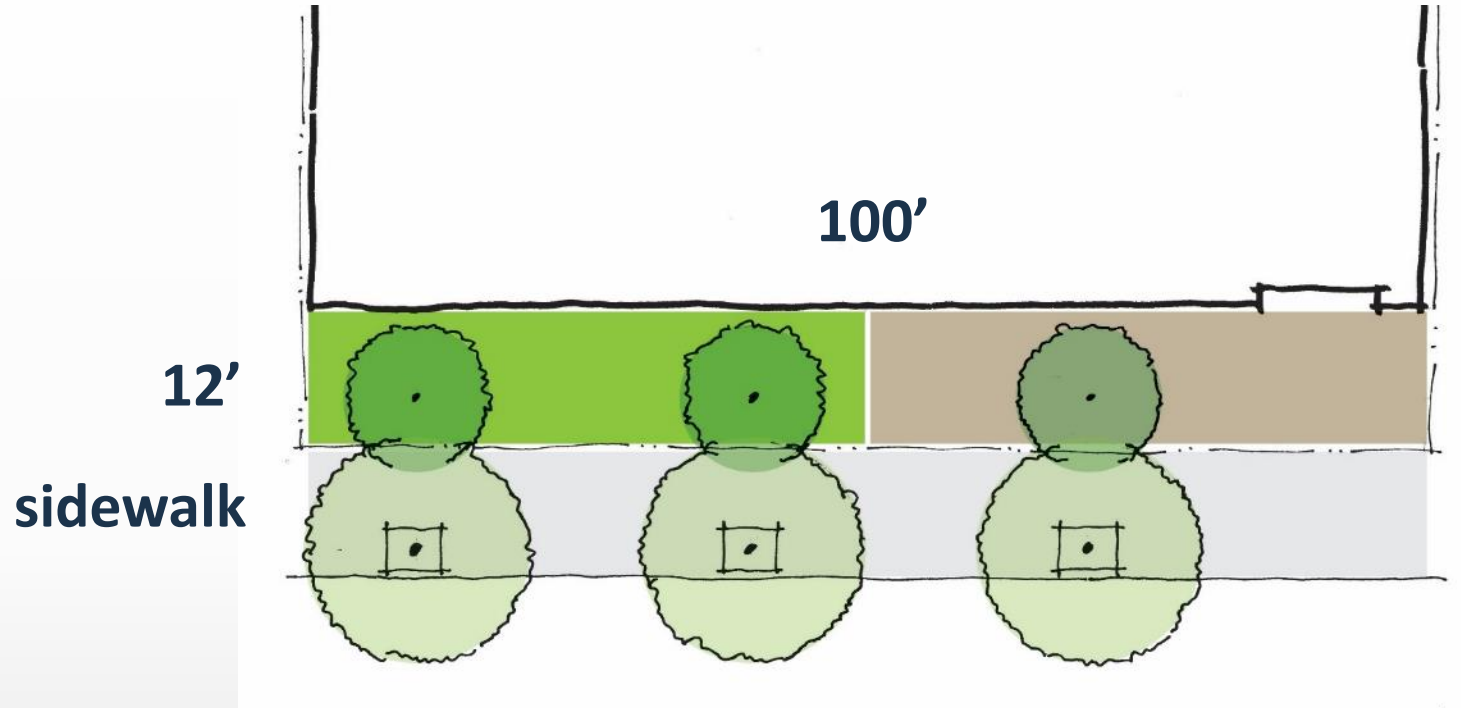
Half Block – 183’
12’ Setback + 78’ Stepback
Shaded Area: 5%



Setback



Setback



12' setback
50% landscaped
1 tree/400 sf
Refined with green loop

Design Guidelines Update

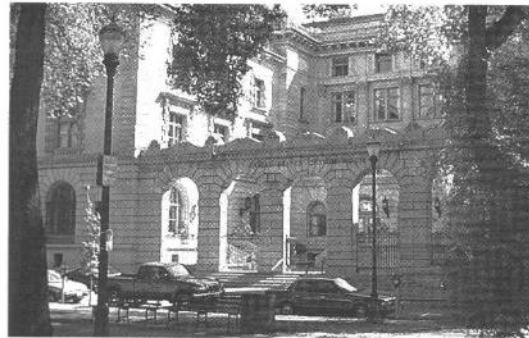
D 1 PARK BLOCKS

BACKGROUND

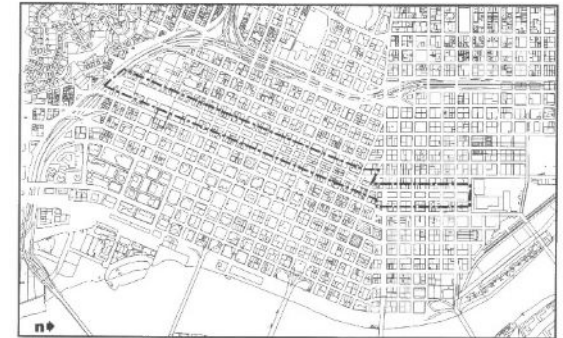
The chain of Park Blocks through the Central City provides a unique environment and a special amenity for downtown residents, workers, and visitors. The Park Blocks provide opportunities to eat, shop, exercise, learn, and relax. During Portland's history, the influences of different individuals, governments, and development markets subdivided the chain of Park Blocks, and today the Park Blocks can be identified in three sections: the South Park Blocks, the Midtown Park Blocks, and the North Park Blocks.

New development, adjacent to or facing the Park Blocks, has special opportunities to enhance the unique qualities of the different sections of Park Blocks. The South Park Blocks are part of Portland's Cultural District. Institutional, residential, and commercial developments are located adjacent to the South Park Blocks and are highlighted by the Portland Art Museum, Portland State University, and the Portland Center for the Performing Arts.

The character of the Midtown Park Blocks is unique because these Park Blocks have been commercially developed. The narrow streets and consistent street walls of the Midtown Park Blocks help to develop a strong sense of urban enclosure and create an effective contrast to the rest of the Park Blocks.



The United States Custom House on the North Park Blocks



Map 2-1. The Park Blocks

GUIDELINE

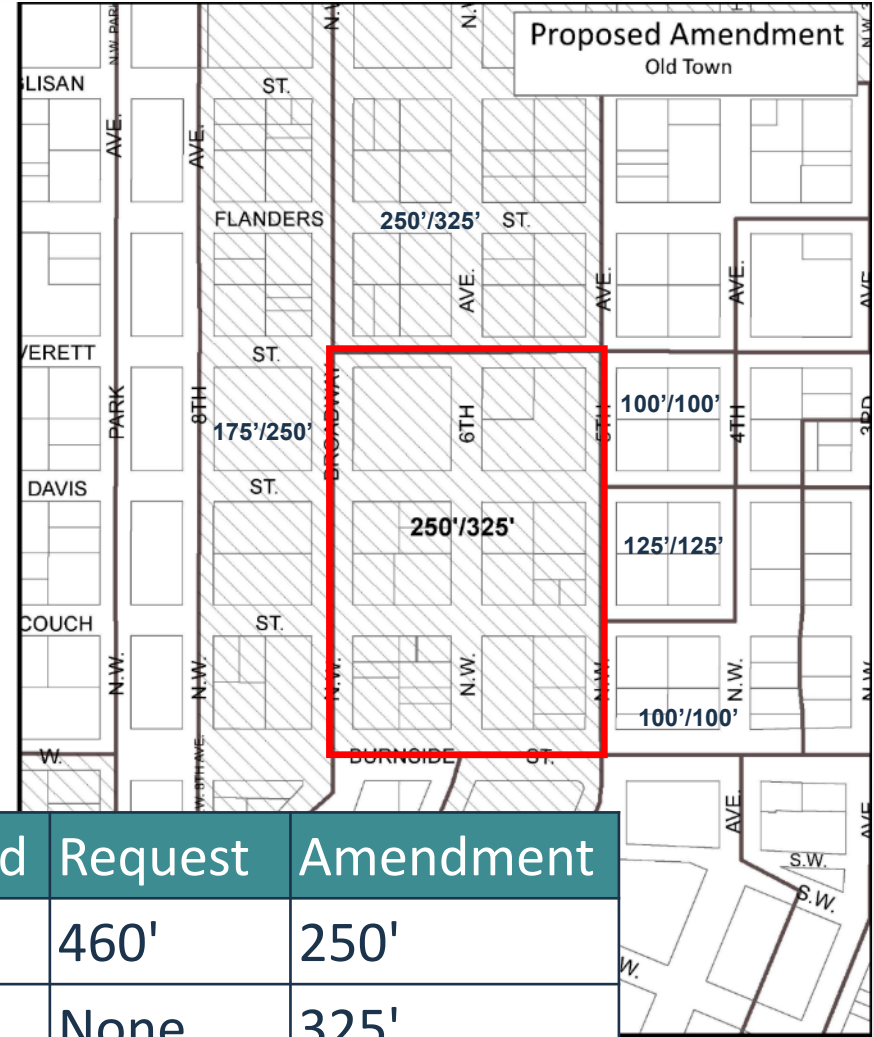
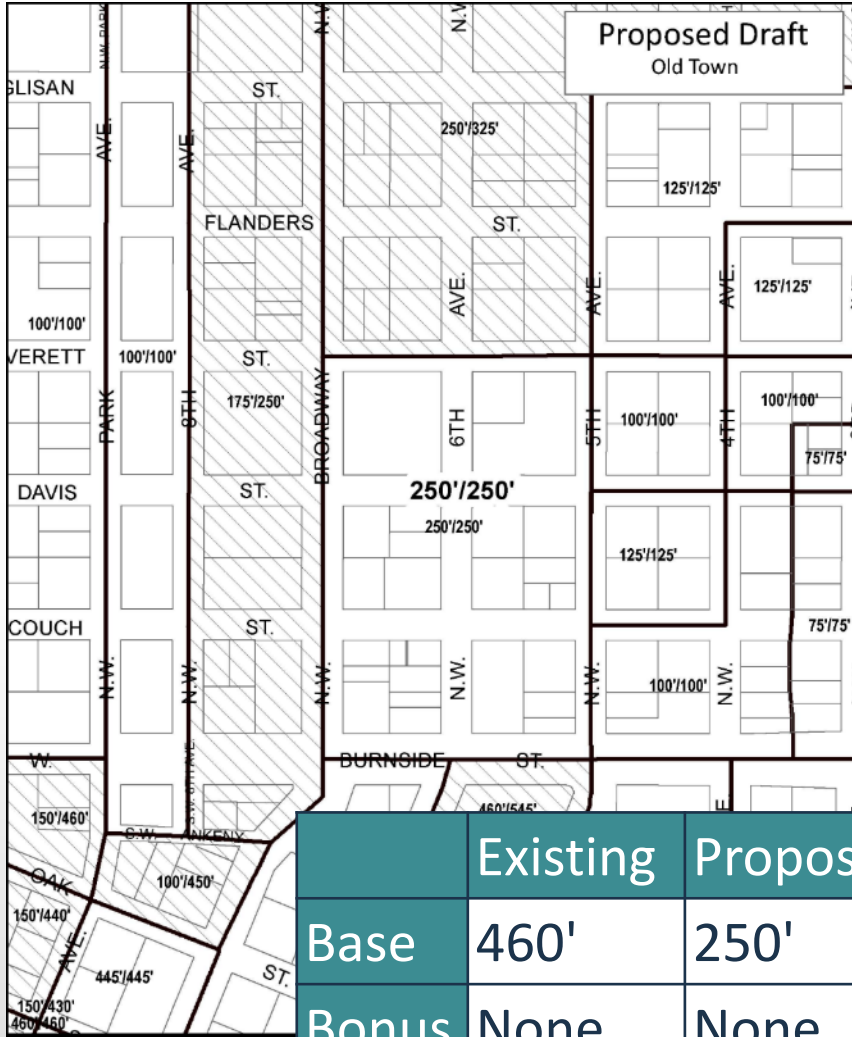
Orient building entrances, lobbies, balconies, terraces, windows, and active use areas to the Park Blocks.

In the South Park Blocks, strengthen the area's emphasis on history, education, and the arts by integrating special building elements, such as water features or public art.

In the Midtown Park Blocks, strengthen the connection between the North and South Park Blocks by using a related system of right-of-way elements, materials, and patterns.

In the North Park Blocks, strengthen the area's role as a binding element between New China / Japantown and the Pearl District.

C1: Old Town/Chinatown



	Existing	Proposed	Request	Amendment
Base	460'	250'	460'	250'
Bonus	None	None	None	325'

September 14, 2016

- Central City Plan District boundary
- Base/Maximum Heights Boundary

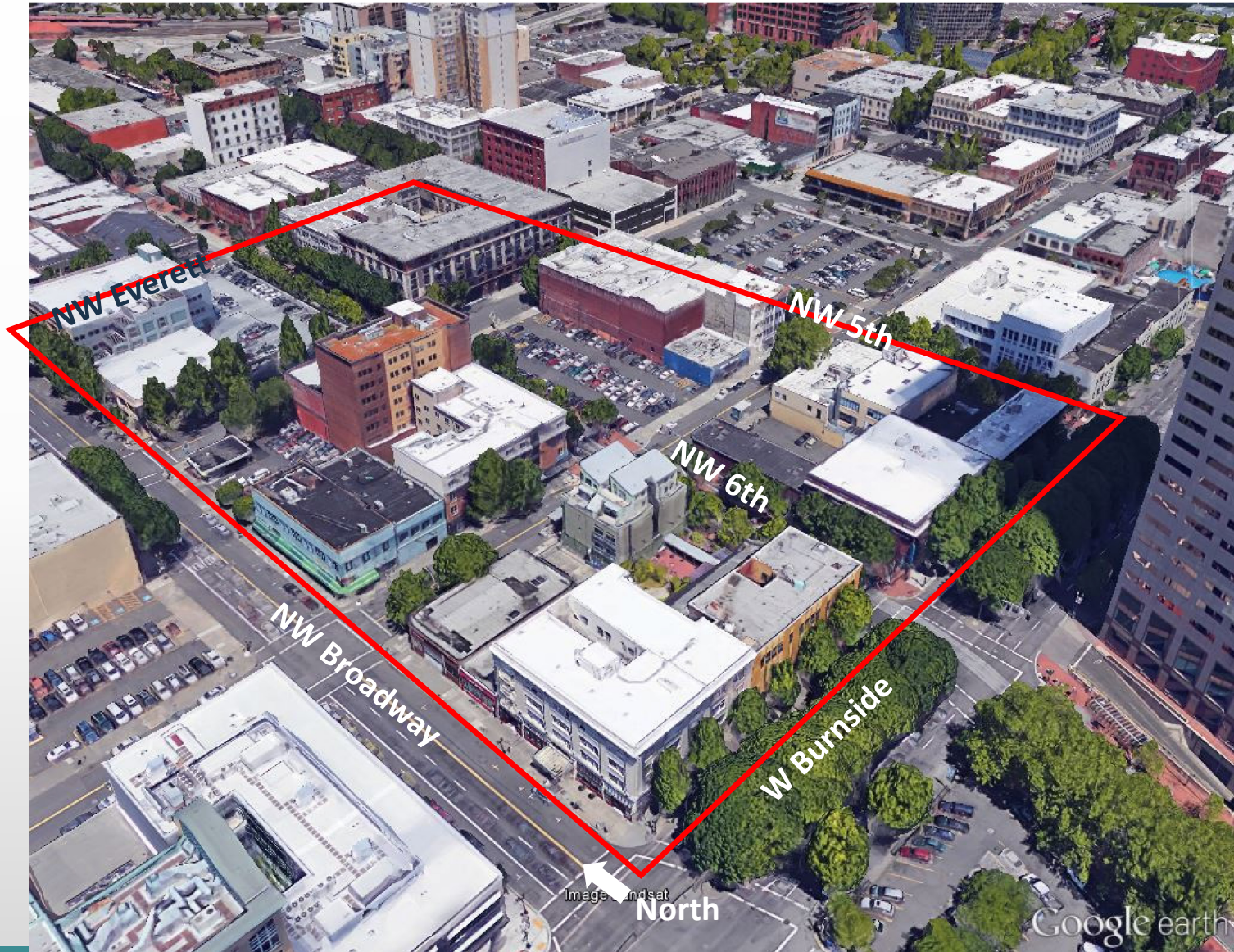
- Area eligible for height increase
- Areas where height is determined by base zone



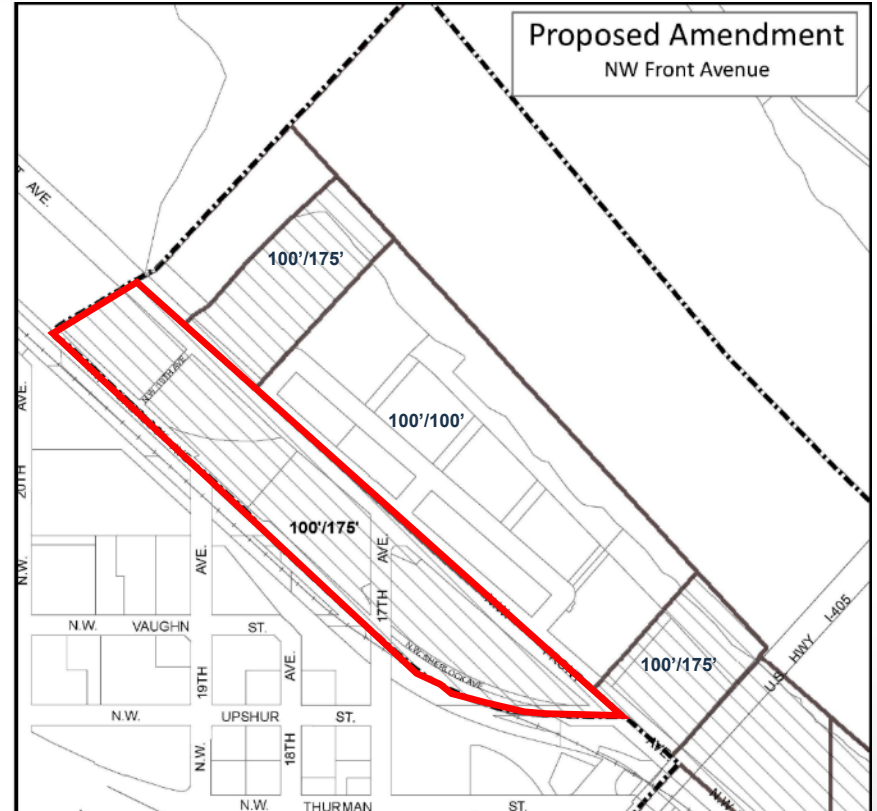
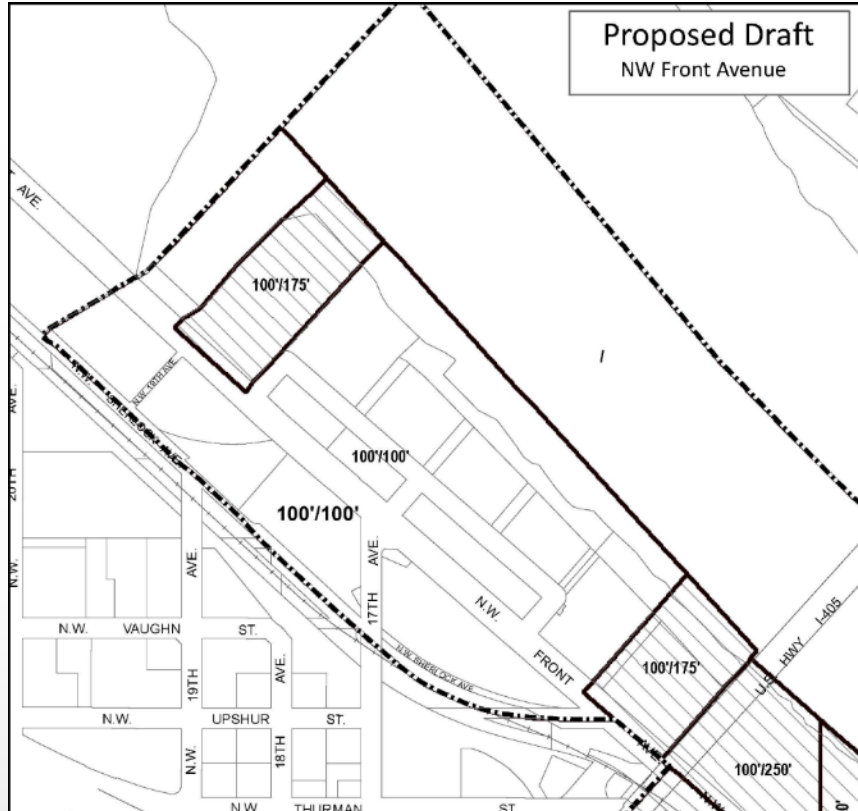
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C1: Old Town/Chinatown



C2: Pearl District



	Existing	Proposed	Request	Amendment
Base	BZ & 100'	100'	250'	100'
Bonus	NA	None	None	175'

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

NORTH
 0 200 400
 Scale in Feet

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C2: Pearl District

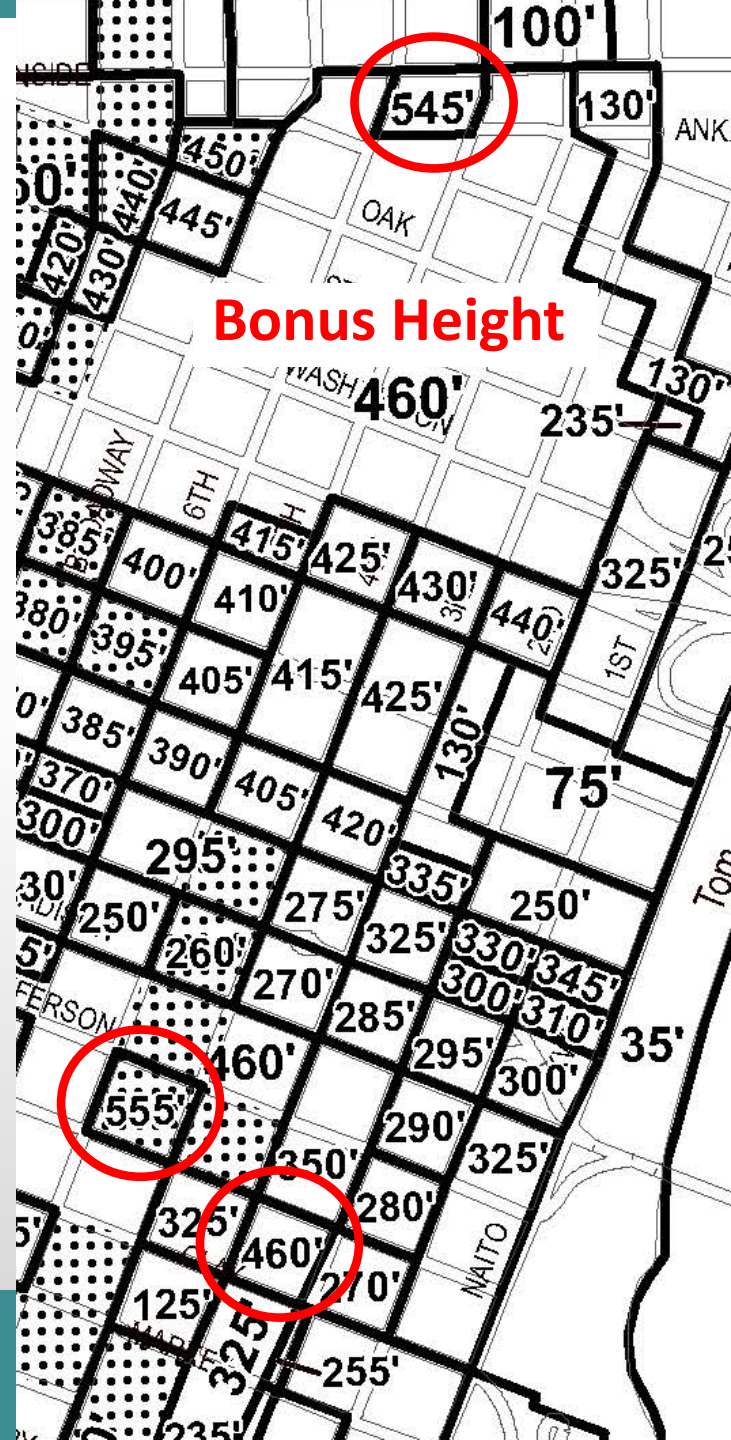


C4:
Downtown non-
conforming
height



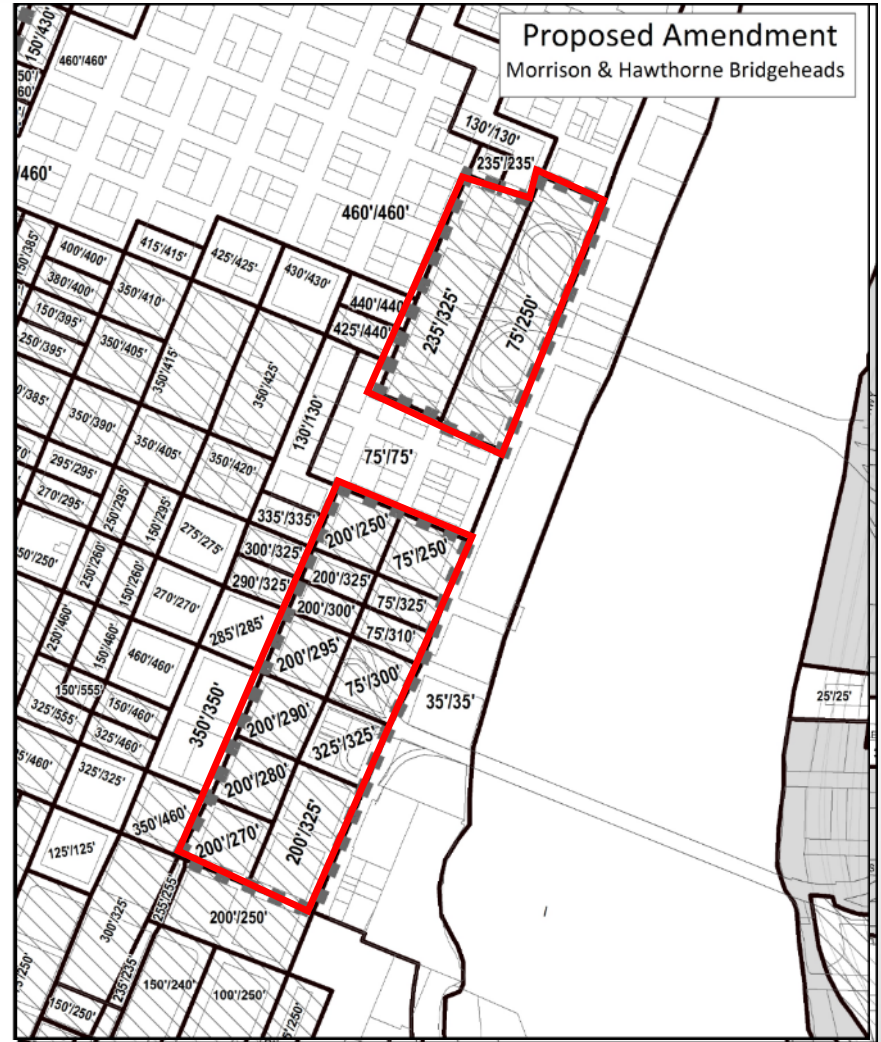
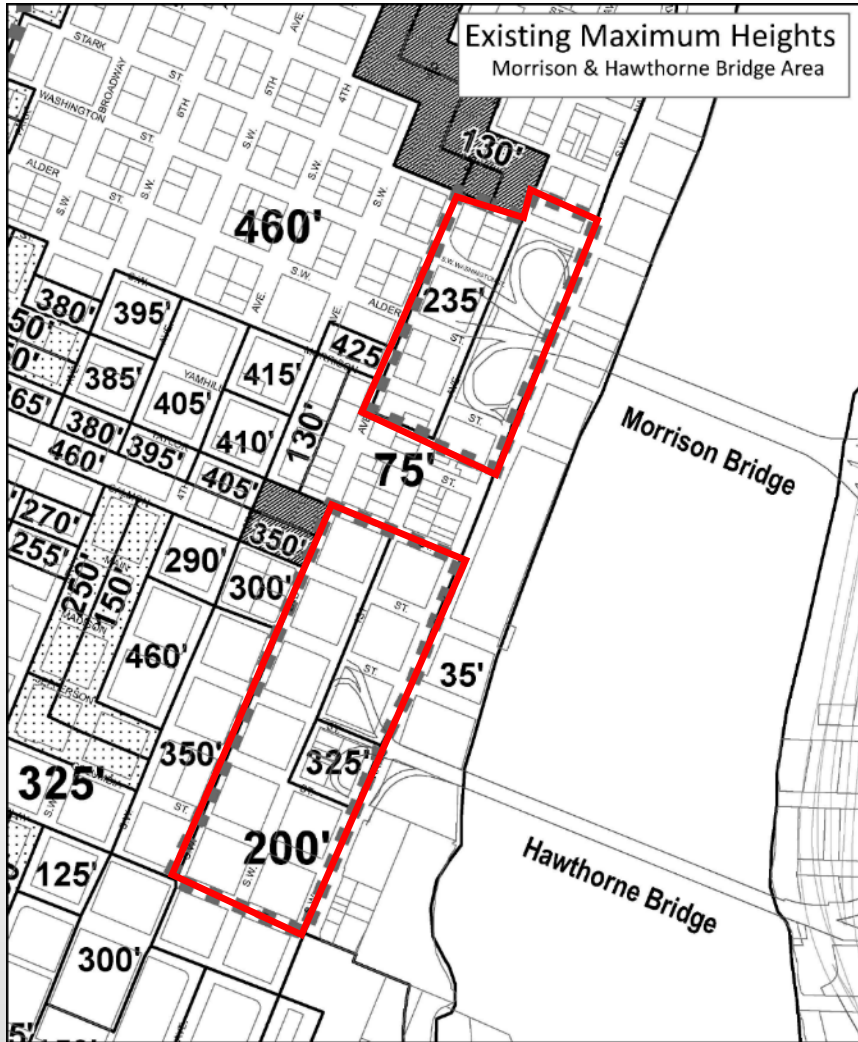
Base Height

Add "Hatching"



Bonus Height

C6: Bridgeheads



September 21 2016

- Central City Plan District Boundary
- Base/Maximum Heights Boundary

- Focus Area
- Area eligible for height increase

- Area eligible for Open Space performance standards
- Areas where height is determined by base zone



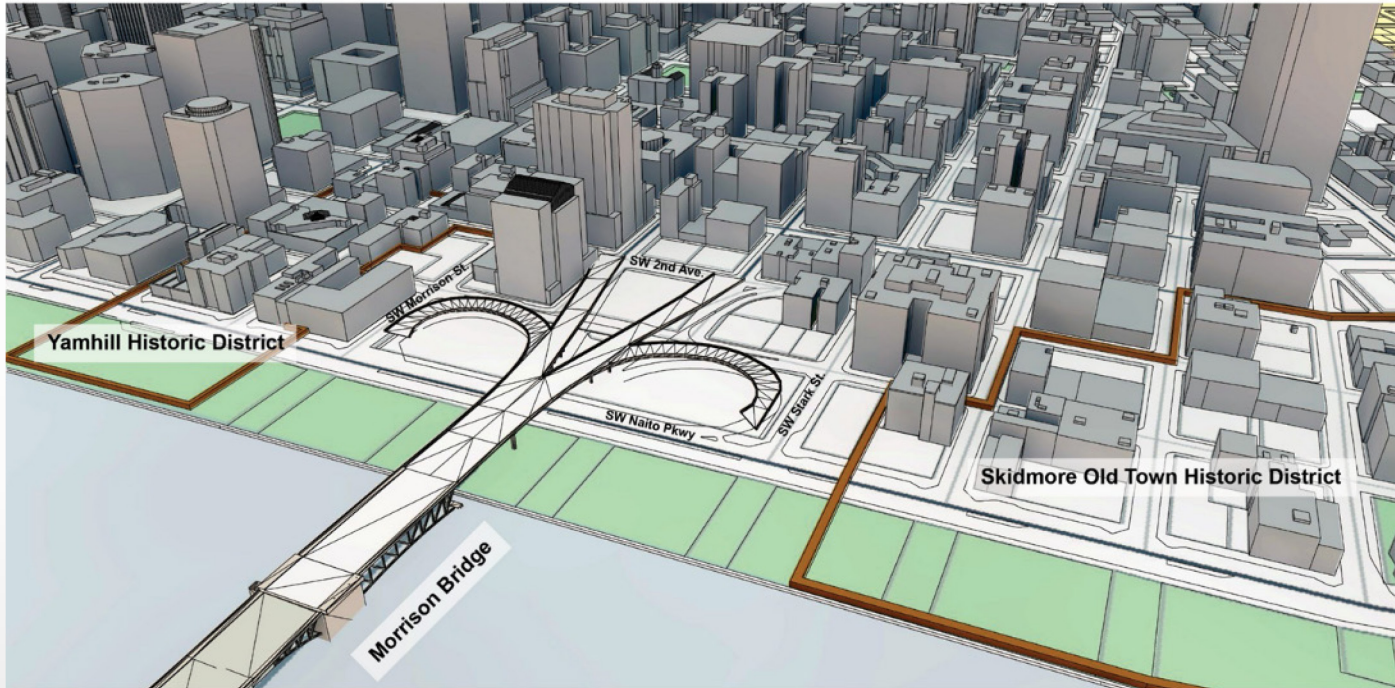
0 200 400
Scale in Feet



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C6: Bridgeheads

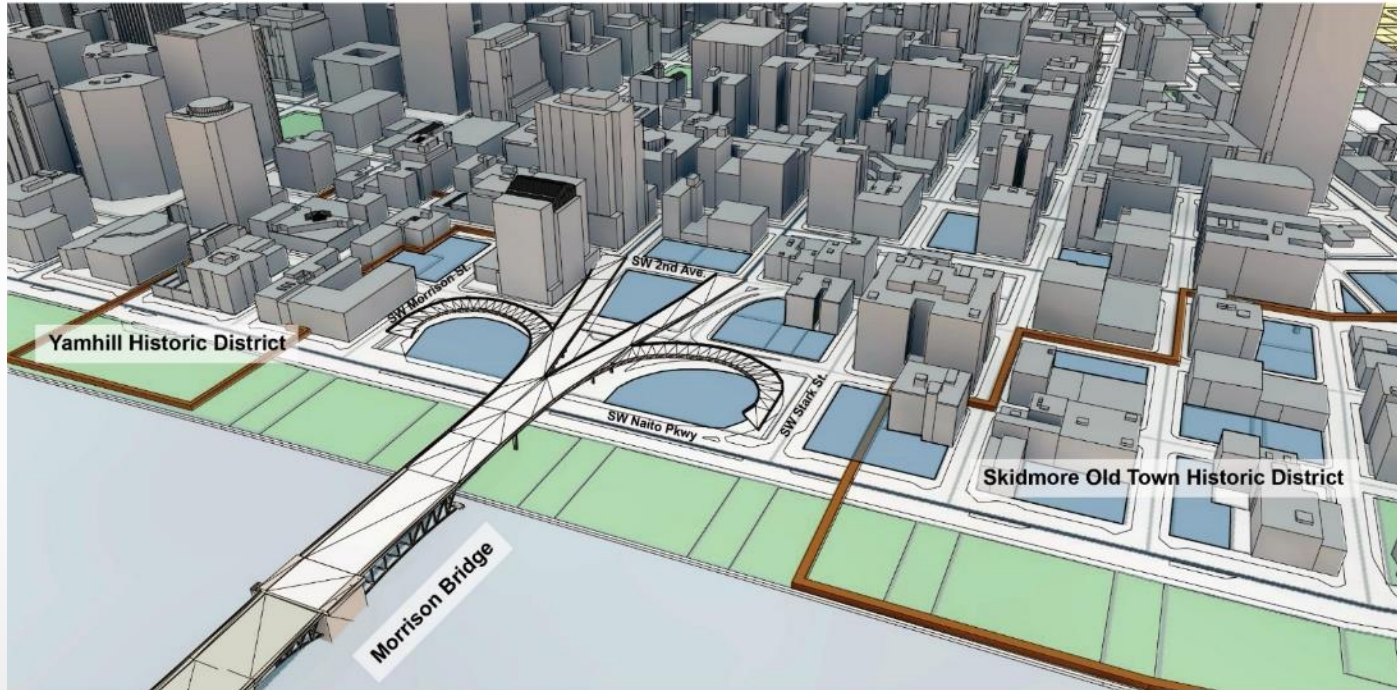


Morrison Bridgehead
Existing Conditions

DRAFT
10-06-14



C6: Bridgeheads

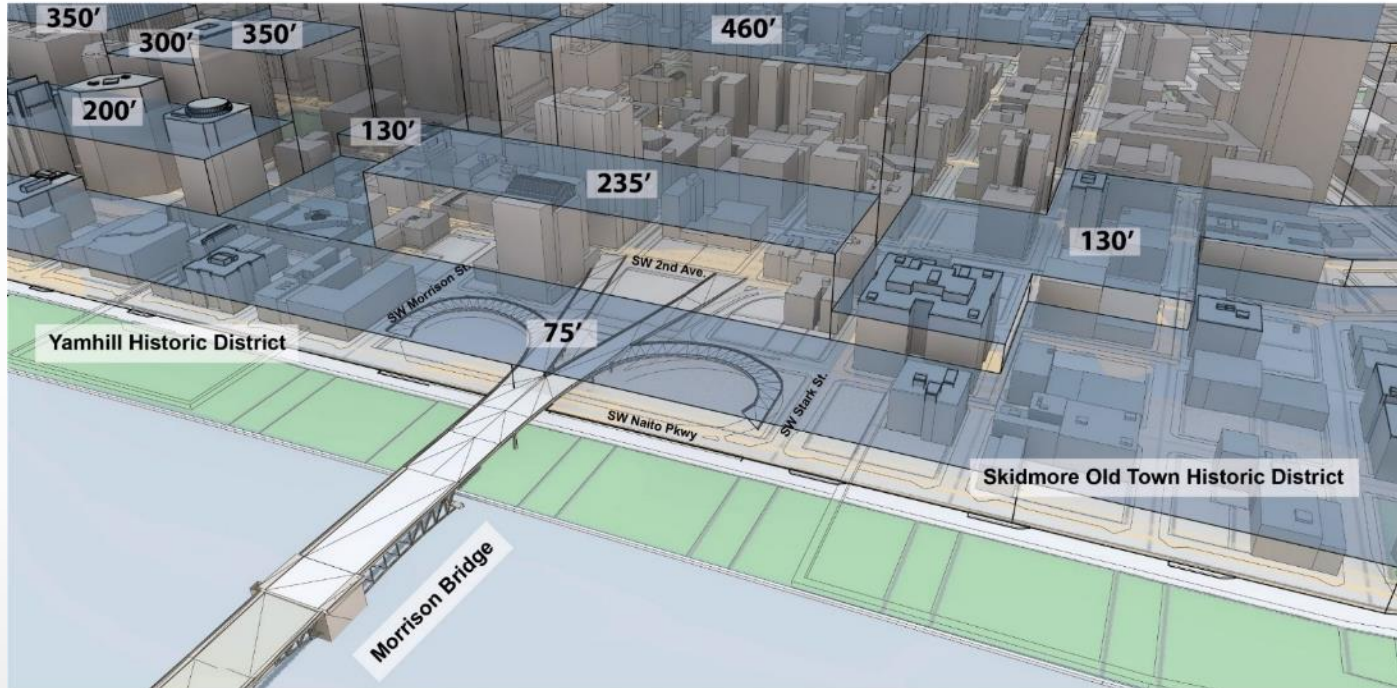


**Morrison Bridgehead
Redevelopment Sites**

**DRAFT
10-06-14**



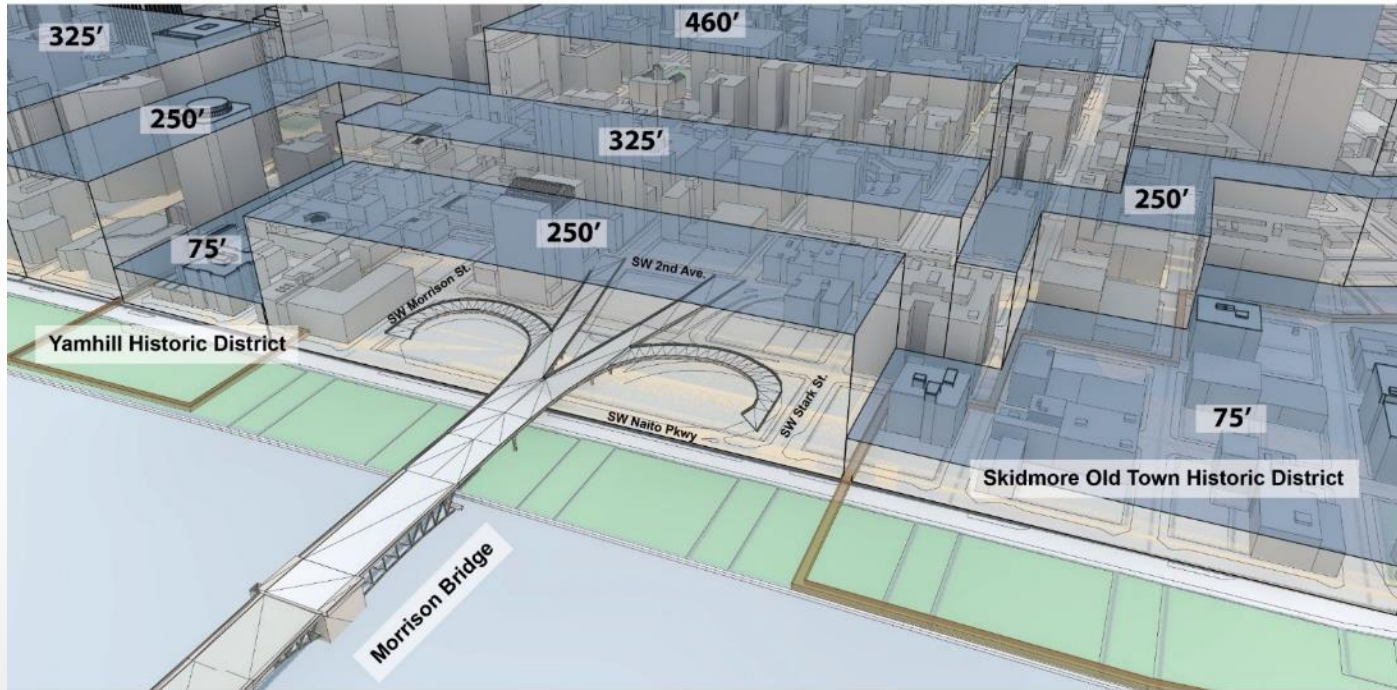
C6: Bridgeheads



Morrison Bridgehead
Existing Max Height Extrusions

DRAFT
10-06-14

C6: Bridgeheads

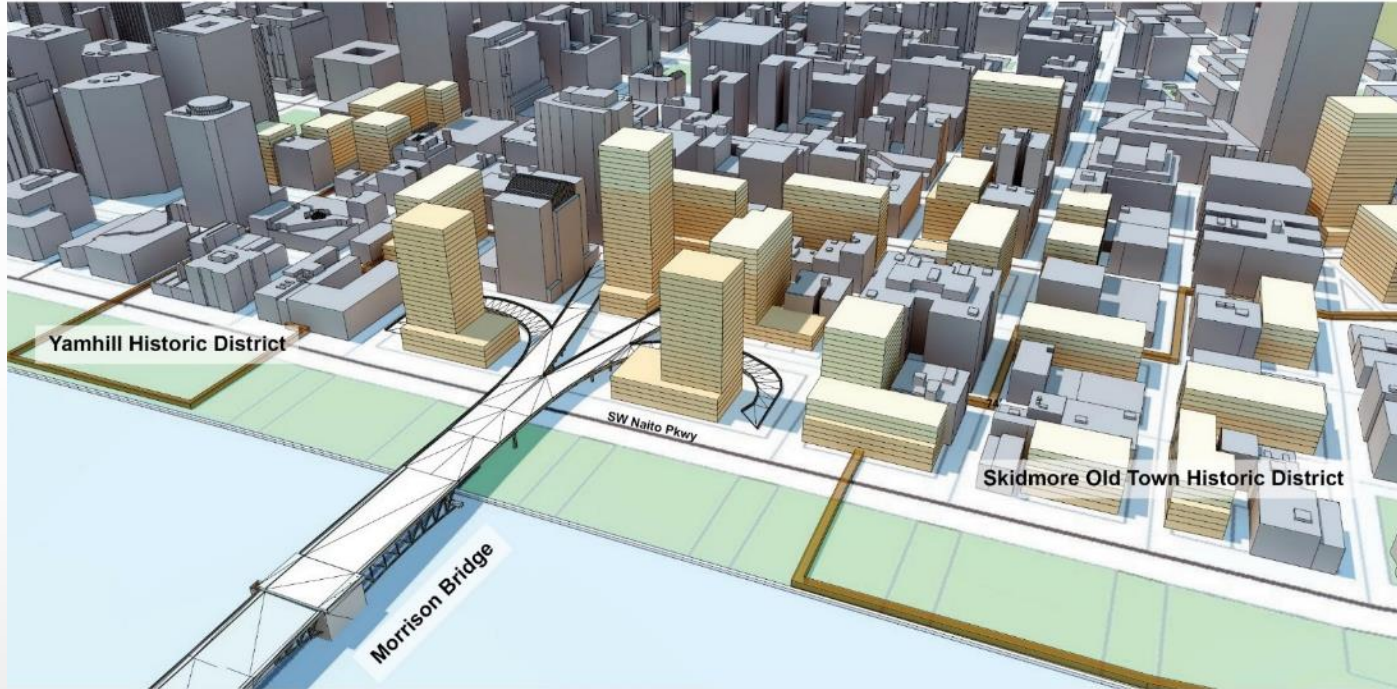


Morrison Bridgehead
Proposed Max Height Extrusions

DRAFT
10-06-14



C6: Bridgeheads



Morrison Bridgehead
FAR calculated Building Volumes with Proposed Heights
Shadow Study: April 21st 12:00 PM

DRAFT
10-06-14



C6: Bridgeheads

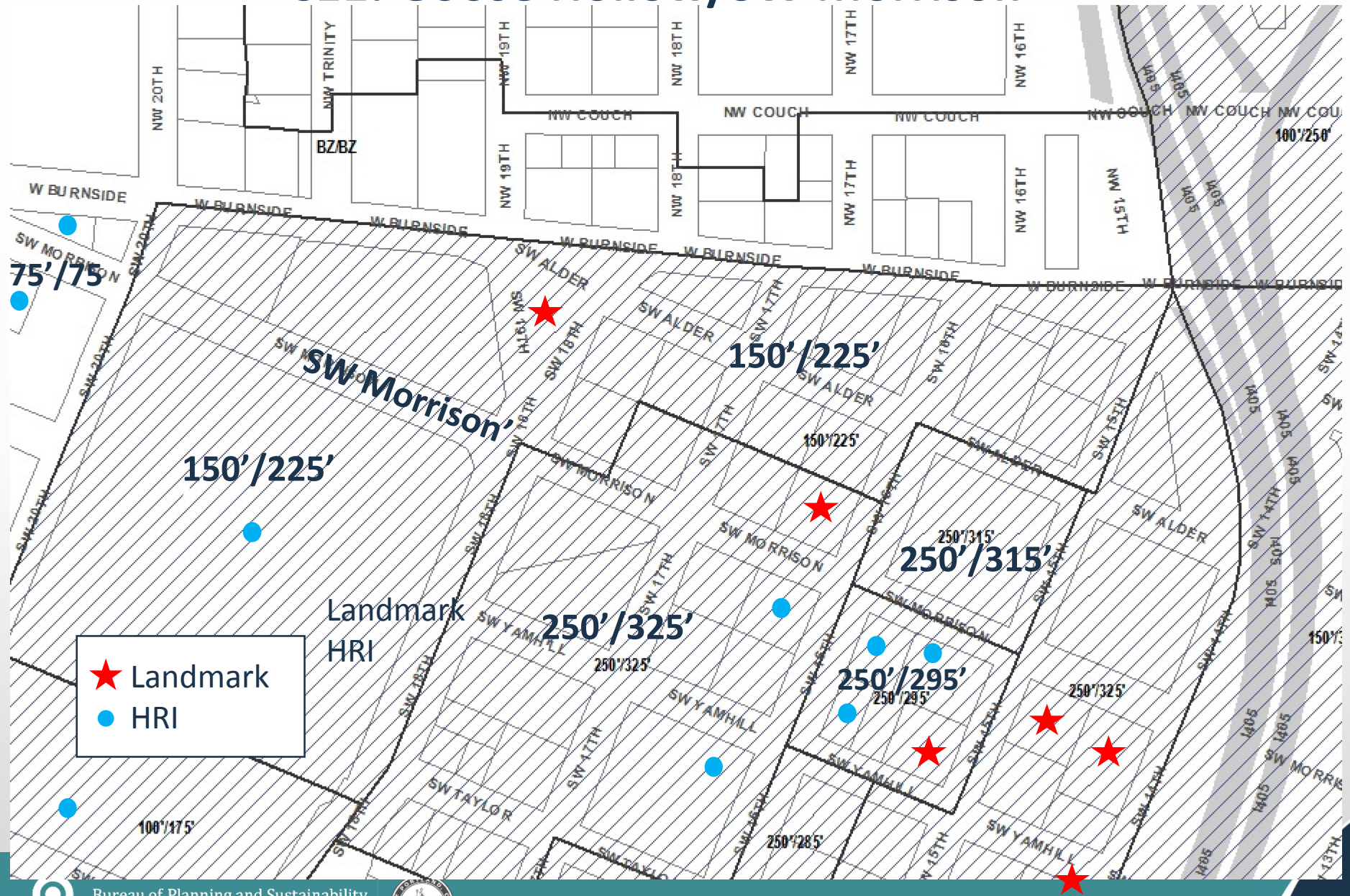


Morrison Bridgehead
FAR calculated Building Volumes with Proposed Heights
Shadow Study: April 21st 03:00 PM

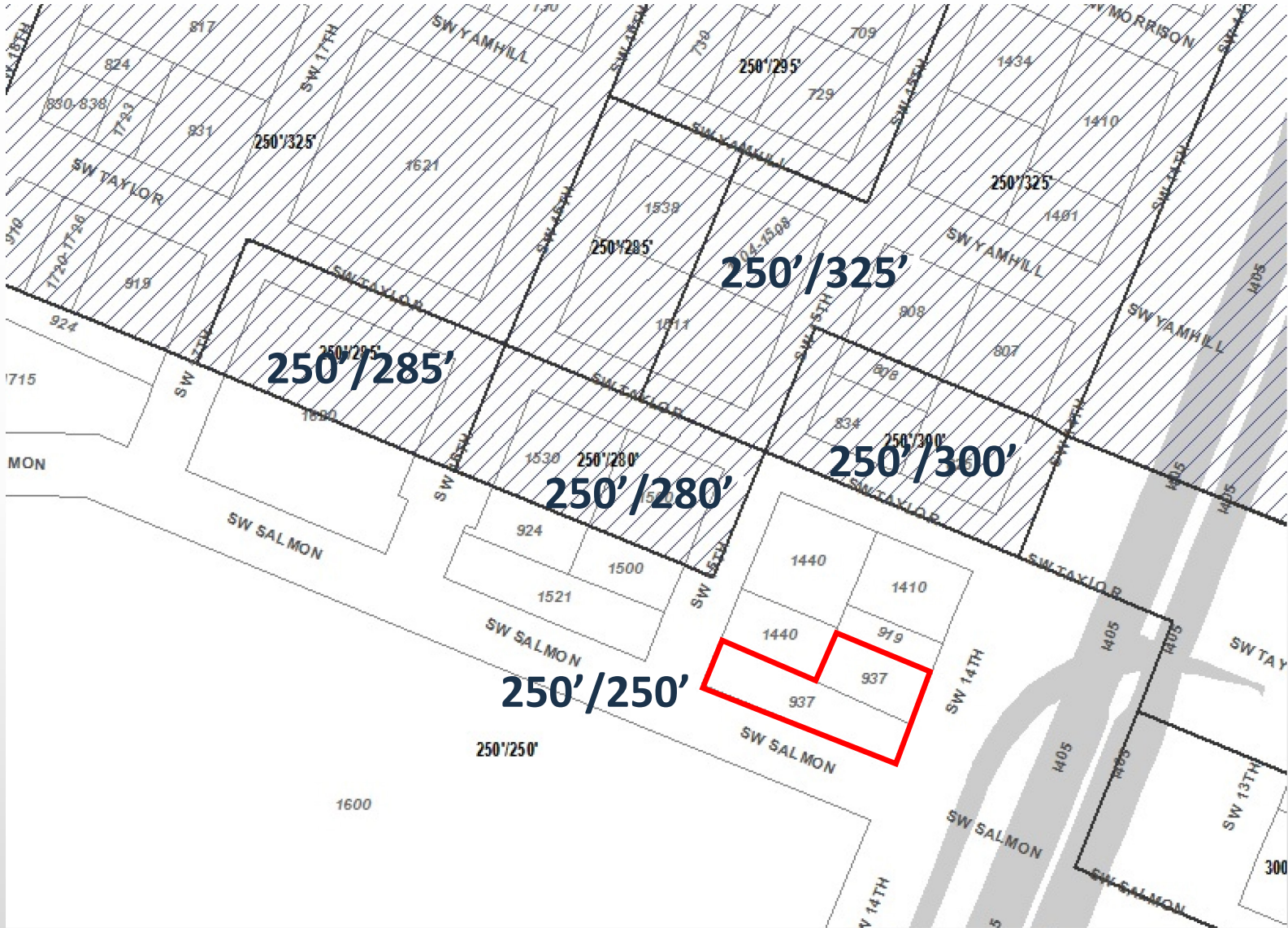
DRAFT
10-06-14



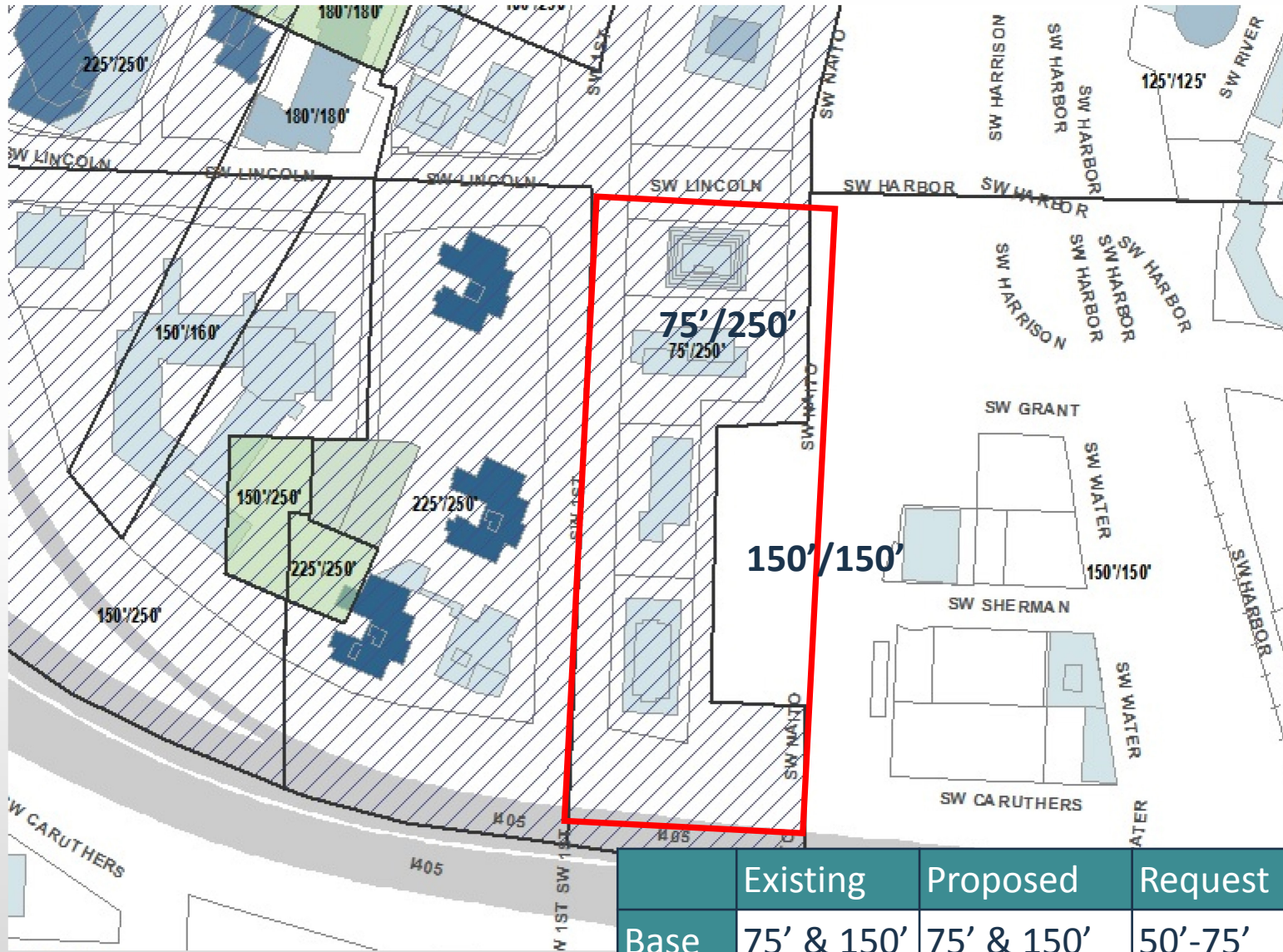
C11: Goose Hollow/SW Morrison



C12: Goose Hollow

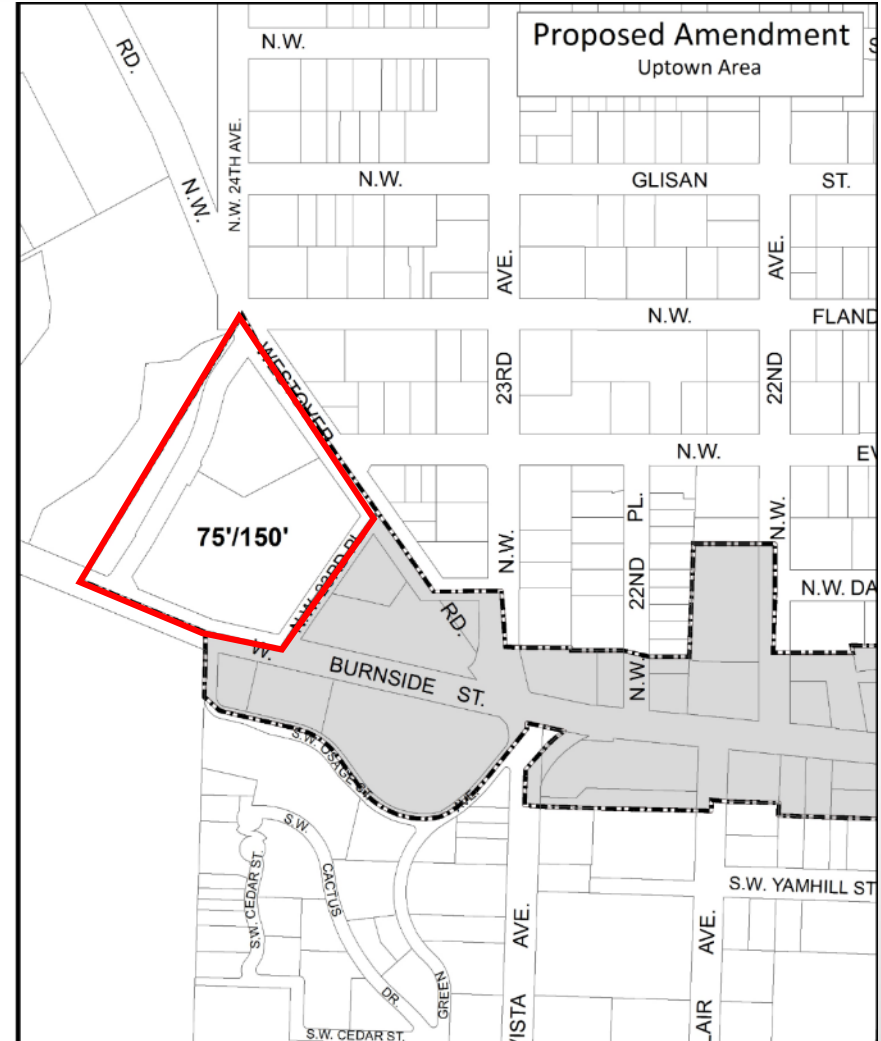
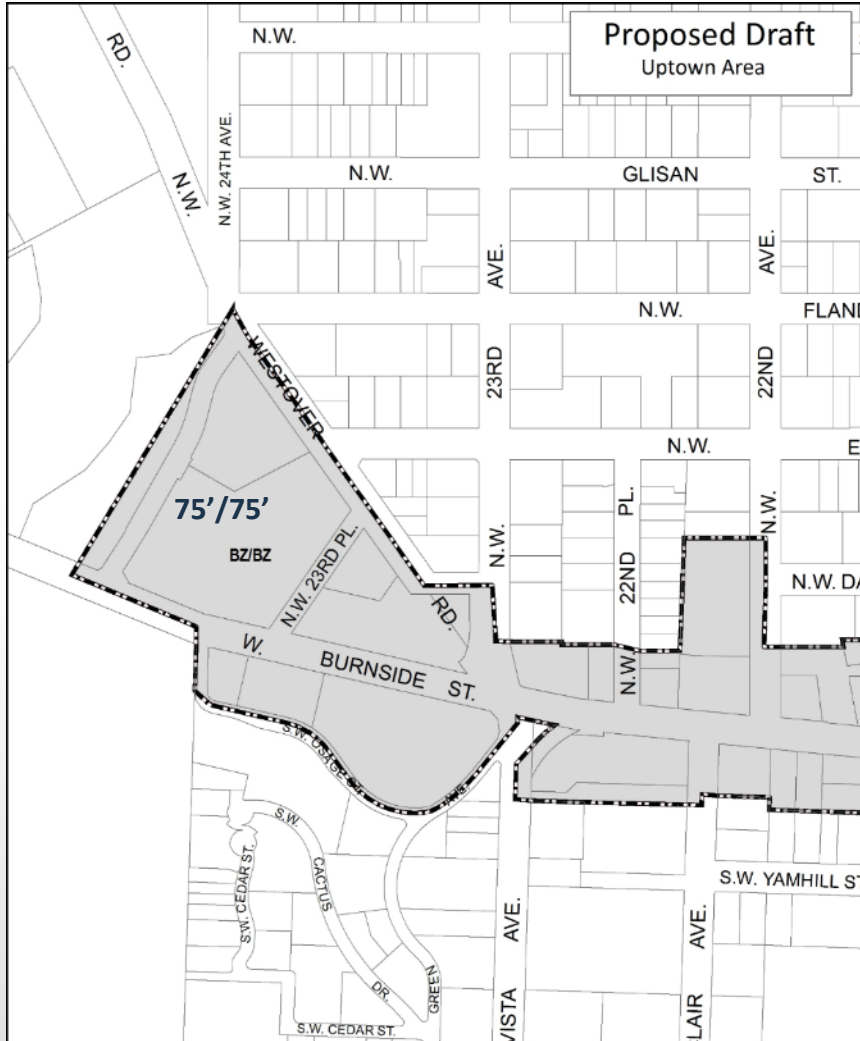


C16: South Auditorium Area



	Existing	Proposed	Request
Base	75' & 150'	75' & 150'	50'-75'
Bonus	None	250' & 150'	None

C20: Uptown/Goose Hollow



September 30, 2016

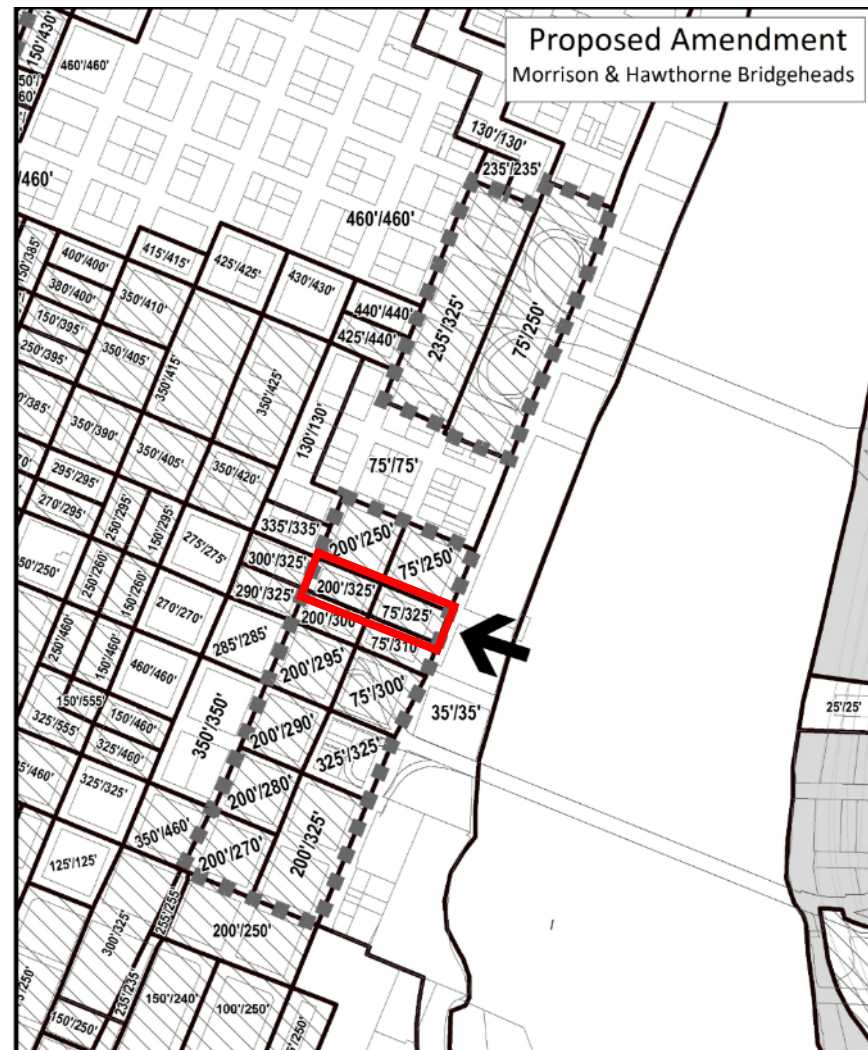
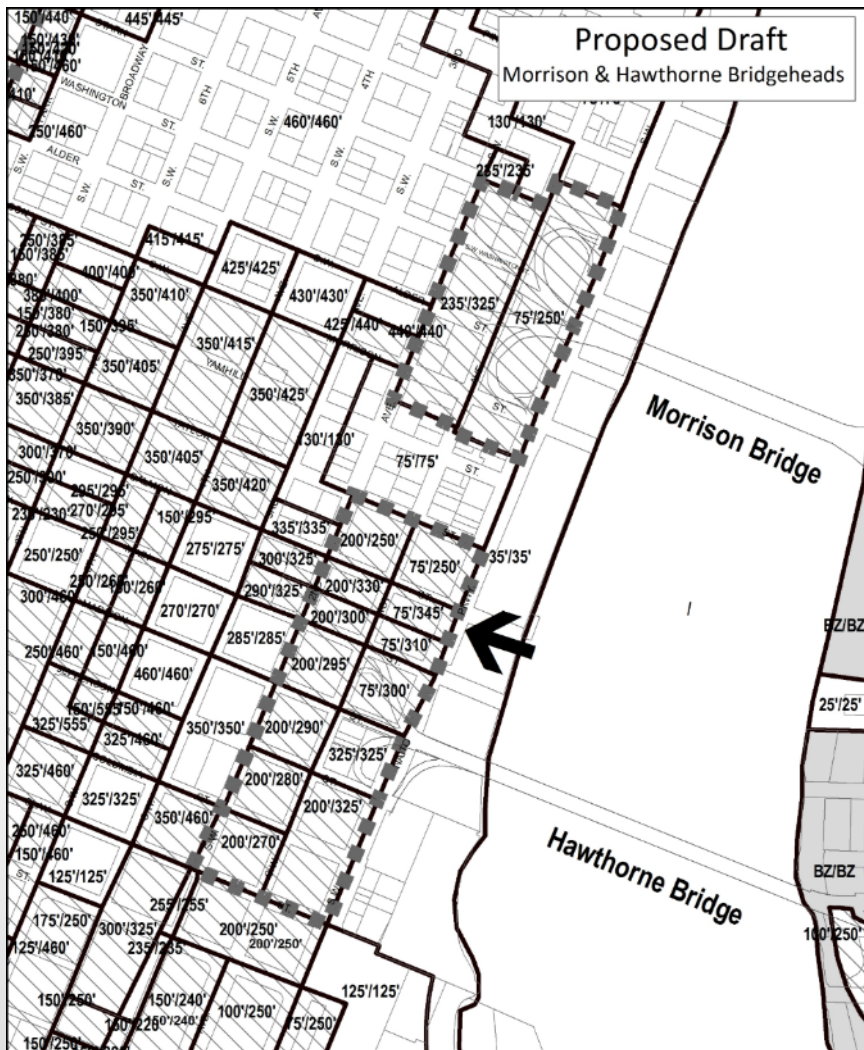
- Central City Plan District boundary
- Base/Maximum Heights Boundary
- Area eligible for height increase
- Areas where height is determined by base zone



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C21: Hawthorne Bridgehead Area



September 30, 2016
 Central City Plan
 District Boundary
 Base/Maximum
 Heights Boundary

Bridgeheads
 Area eligible for
 height increase

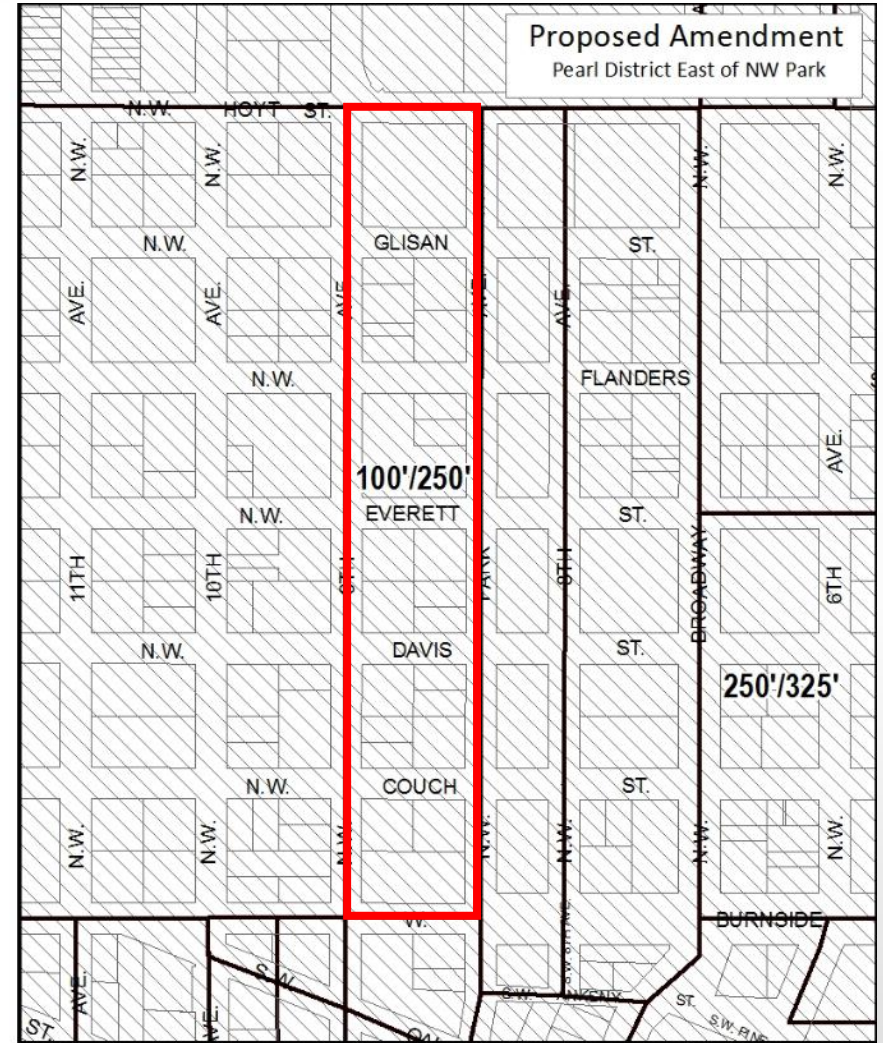
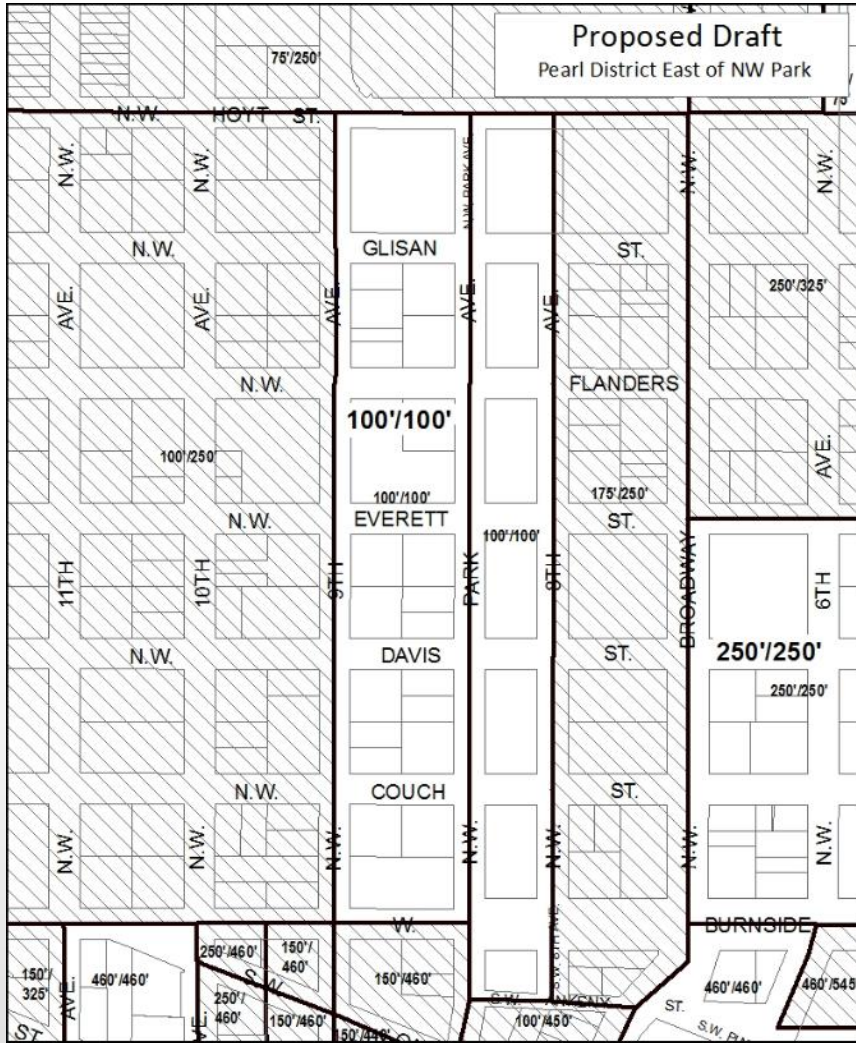
Areas where height is
 determined by base zone



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C30: Pearl District



- November 3, 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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