

**Decision Table B: Scenic Resources Part 2**

*This table includes item B2, view of Vista Bridge from Jefferson Street. Item B2 was discussed at the September 27, 2016 PSC Work Session and is being revisited at the request of Commissioner Smith. Also included in this table are amendments to zoning code 33.480, Scenic Resources, zoning maps and amendment to zoning code 33.430, Environmental Overlay Zones, to clarify the relationship between the scenic (s) and environmental (c) and (p) overlay zones.*

**Contents of Decision Packet B: Scenic Resources**

- Decision Table B
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**Items Marked for Discussion:**

None

Ref #	Comment #	Commenter(s)	Topic	Proposed draft	Request(s)	Staff recommendation	Staff rationale (Revised)	Discuss?	PSC decision
<b>B2</b> (revisit) and <b>Memo B</b>	20301,	Tracy Prince—Goose Hollow Foothills League	View of Vista Bridge from Jefferson Street	Continue to protect the view of Vista Bridge from the Jefferson St/I-405 Overpass; adjust height limits to account for existing development and vegetation	1. Protect the view of Vista Bridge by keeping the existing height limits. 2. Allow for 5-over-1 construction on Jefferson St. 3. Move the viewpoint to a location where more of the bridge can be seen.	<b>Proposed amendment to increase maximum heights along the north side of Jefferson St to 75ft.</b>  <b>Proposed amendment to add a viewpoint at Collins Circle and actions to develop a formal viewpoint and improve pedestrian connectivity at Collins Circle.</b>	Allowing 75ft of height along the north side of Jefferson St supports redevelopment of the commercial corridor because 75ft allows for 5-over-1 construction.  The view of Vista Bridge from I405 overpass is seen from auto or bike. Increase the height along Jefferson St to 75ft will have a slight impact on the view of Vista Bridge from I405 and as one travels west along Jefferson St.  There is little opportunity to create a formal viewpoint at Jefferson St and I405 – the view from this location will be from auto or bike only. Developing the viewpoint at Collins Circle, Jefferson St and 18 <sup>th</sup> Ave, would provide a safe location for the public to stop and view the Vista Bridge.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/> Support staff rec. 09/27/16  <i>Request to revisit</i>
	20302,	Michael Molinaro							
	20309,	Joanna Malaczynski							
	20328,	Denise Archer							
	20385,	Nancy Seton							
	20396,	Mark Velky							
	20401,	Liz Cooksey							
	20403,	Daniel Salomon							
	20446,	Ellen Davidson							
	20452,	Levine							
	20461,	Richard Potestio							
	20823,	Cliff Weber							
	20856,	Susan Younie							
	20899,	Peggy Moretti –							
	20932,	Restore Oregon							
	20936,	Mark Velky							
	20941,	Elizabeth Cooksey							
		Elizabeth L Perris							
	20943,	Rob Fallow –							
	21011,	Jefferson Holdings LLC							
21022,	Tracy J. Prince								
21049,	Kal Toth								
21050,	Cliff Weber								
21093,	Liz Cooksey								
	Elizabeth Perris								
	Bill Failing								

Ref #	Comment #	Commenter(s)	Topic	Proposed draft	Request(s)	Staff recommendation	Staff rationale (Revised)	Discuss?	PSC decision
<b>B11</b>	20324, 20846, 20688	Staci Monroe-BDS Mike Abbate-PP&R Bob Sallinger- Audubon Society of Portland	Scenic and Environmental Overlay Zone Overlap	<b>Zoning code 33.430.080.C.</b> exemptions from the environmental overlay zones throughout the city was updated to clarify that that the <b>exemption applies to pruning of vegetation and to clarify how the exemption applies to view corridors with special height restrictions.</b>  <b>33.430.195 is a proposed a new standard to allow tree removal within scenic overlay zones.</b>	Clarify the zoning code standards	<b>Proposed amendments to add a cross-reference</b> statement in 33.430 that explains the relationship between chapters 33.430 and 33.480 with regards to tree removal in scenic (s) overlay zones.	This will make it clear to the applicant that if there is both a scenic (s) overlay and an environmental conservation (c) or protection (p) overlay that the regulations of both chapters apply.	<input type="checkbox"/>	<input type="checkbox"/> Support staff rec. <input type="checkbox"/> Other
<b>B12</b>		BPS	Scenic Overlay Zone Code and Maps	<b>The Proposed Draft updated 33.480 to add maps for all protected resources and to add code references to the maps.</b>	Apply a Scenic (s) overlay zone to all view corridors that have a limit ESEE recommendation.	<b>Proposed amendments to remove the maps</b> and return to the code referencing the Central City Scenic Resources Protection Plan.	In order to not create confusion between scenic resources that are protected by applying a scenic (s) overlay zone and resources that are protected by the Protection Plan without a s-overlay, the maps will be moved from the zoning code to the Protection Plan. This does not change the intent or the outcome of the zoning code. It simply makes it clear that some codes are applied in the s-overlay zone and other codes are applied to resources designated in the Protection Plan.	<input type="checkbox"/>	<input type="checkbox"/> Support staff rec. <input type="checkbox"/> Other



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## MEMO B

**DATE:** February 03, 2017

**TO:** Planning and Sustainability Commission

**FROM:** Windy Brooks, City Planner

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

**SUBJECT:** Attachment for Decision Table B: Scenic Resources – View of Vista Bridge

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This memorandum contains additional information related to Decision Table B, item B2 – View of Vista Bridge from Jefferson Street. Item B2 was discussed at the PSC Work Session on September 27, 2016. The preliminary decision was to continue to protect the view of Vista Bridge from the 1405 overpass at Jefferson St but allow slight impacts to view by increase height along the north side of Jefferson St to 75ft. Part of the decision was to also add a formal viewpoint at Collins Circle.

Existing Protections

The 1991 Scenic Resources Protection Plan designated a view of the Vista Bridge from the SW Jefferson St/-405 overpass. Height restrictions were placed on the north side of SW Jefferson Street to protect the view (see Figure 1).



Figure 1. Existing 510-3 Maximum Heights

### Inventory Results

The view was inventoried along with all other scenic resources identified in the 1991 Plan. The viewpoint was set at the middle of the crosswalk on the western side of the overpass because that is the closest approximation to the original viewpoint that also provides a view of most of the bridge. The view was sent to the experts for scoring and received a low score (see *Central City Scenic Resources Inventory* for a summary of the scoring methodology).

At the same time, staff was refining the definitions of view corridors, viewpoints and view streets. Staff met with the project consultants and agreed that the view of Vista Bridge from SW Jefferson St better met the criteria as a view street rather than a view corridor. So although it received a score as a view corridor from a viewpoint, that was not reported in the inventory because the designation was changed to view street and the criteria for view streets is different than for view corridors and viewpoints.

The view of Vista Bridge from the Jefferson St overpass is currently impacted by development and existing tree canopy on both the north and south sides of the street (see Figure 2). The view is only visible from the center of the crosswalk; the view from the sidewalks blocked by trees. From the crosswalk, the viaduct to the north is partially visible, but development and trees block some of the view.



Figure 2. View of Vista Bridge from Jefferson Street

### ESEE Decision and Protection Tools

The initial ESEE decision presented in the Discussion Draft was to keep the view street from the historic location at 1405 and limit vegetation and structures that would impact the view of the focal feature. The initial implementation of that tool was to rely on the right-of-way to protect the views. This resulted in removing height limits along SW Jefferson St. Public comments on the Discussion Draft stated that because

SW Jefferson St is not linear, relying on the right-of-way would not be protective of the view. Staff reevaluated the view street based on this input.

The Proposed Draft ESEE decision was to prohibit structures to maintain the view of Vista Bridge from the historic location. The view is partially blocked by existing buildings and trees. The height limits applied in the Proposed Draft were based on location and height of those uses. This would allow for roughly 15 feet of additional height on the north side of SW Jefferson St (Figure 3). This increase in height would have a negligible impact on the view of Vista Bridge from the 1405 overpass (Figure 4).



Figure 3. Proposed 510-4 Bonus Heights



Figure 4. View of Vista Bridge from Jefferson St/1405 Overpass based on Proposed Draft 510-4

Public Comment

Testimony submitted on the Proposed Draft was split. Some testimony requested that the view of the Vista Bridge viaduct be preserved by keeping the existing height limits (Figure 1) and adding new height restrictions such that within a 20-foot setback on both sides of SW Jefferson Street the height be set at 15 feet/one story.

Other testimony requested that heights along SW Jefferson Street be set at 75 feet, which would allow for typical 5-over-1 construction with ground floor retail and residential above. The testimony states that this would support the desire for SW Jefferson Street to be a mixed use commercial corridor and allow for additional housing near the MAX stop at Collins Circle.

Staff Recommendation

Staff recommend a proposed amendment to allow 75 feet of height along the north side of Jefferson St and to add a viewpoint at Collins Circle. This height would support commercial redevelopment along Jefferson St as well as supporting transit-oriented development.

In the Proposed Draft, Jefferson St is designated a view street from the 1405 overpass to Vista Bridge. That designation would remain in place. By allowing 75 feet of height along Jefferson St, there would be a slight impact to the view of Vista Bridge from the 1405 overpass (see Figure 5). More of the northern viaduct would be blocked from the view.

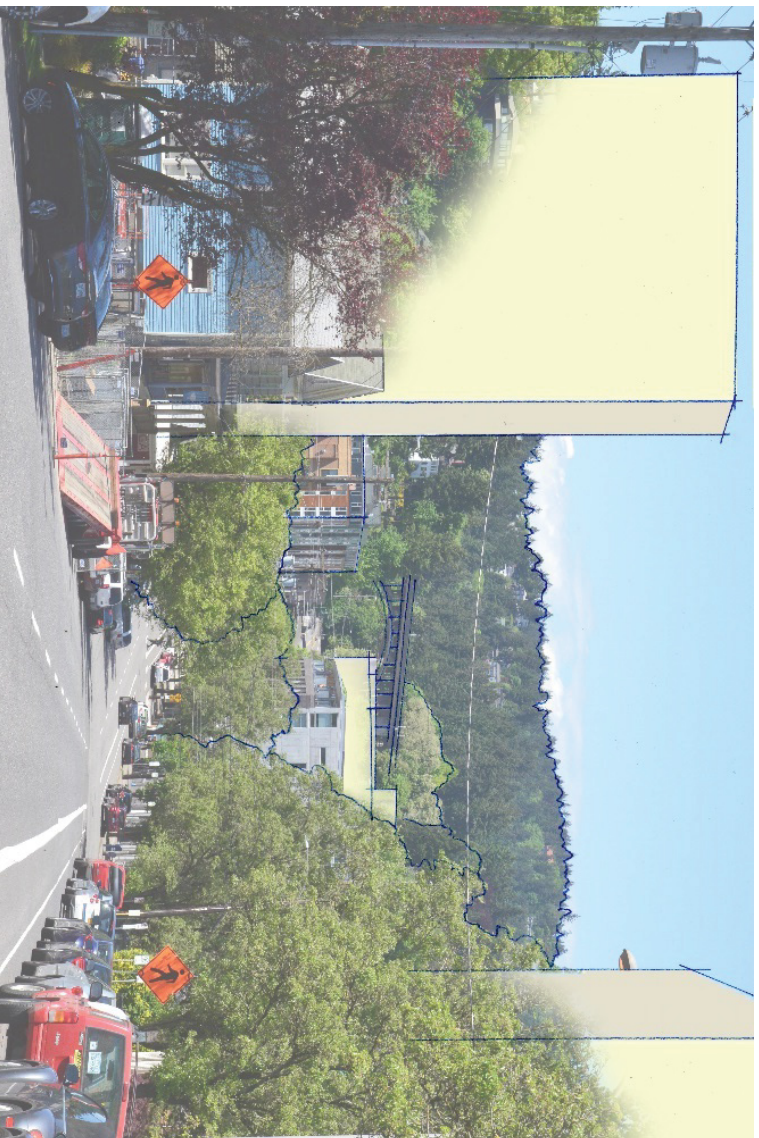


Figure 5: View of Vista Bridge from Jefferson St/1405 Overpass based on Staff Recommendation

Because the view from the 1405 overpass to Vista Bridge is primarily from auto or bike, and the view for pedestrians is only visible from the middle of the crosswalk, it is recommended that a new viewpoint be added at Collins Circle. Collins Circle is a publically owned park with a culturally significant art feature. Unlike viewing the bridge from a crosswalk, where you cannot stop easily to see the view, Collins Circle offers a

place to stand or sit to enjoy the view and take a picture. Currently Collins Circle is underutilized because pedestrian traffic is directed around the circle. But with the addition of crosswalks, a sidewalk and vegetation maintenance at Collins Circle, this could become an attractive public open space with a view of Vista Bridge (see Figure 5). The view of Vista Bridge from Collins Circle would not be impacted by 75-foot height limits (see Figure 6).

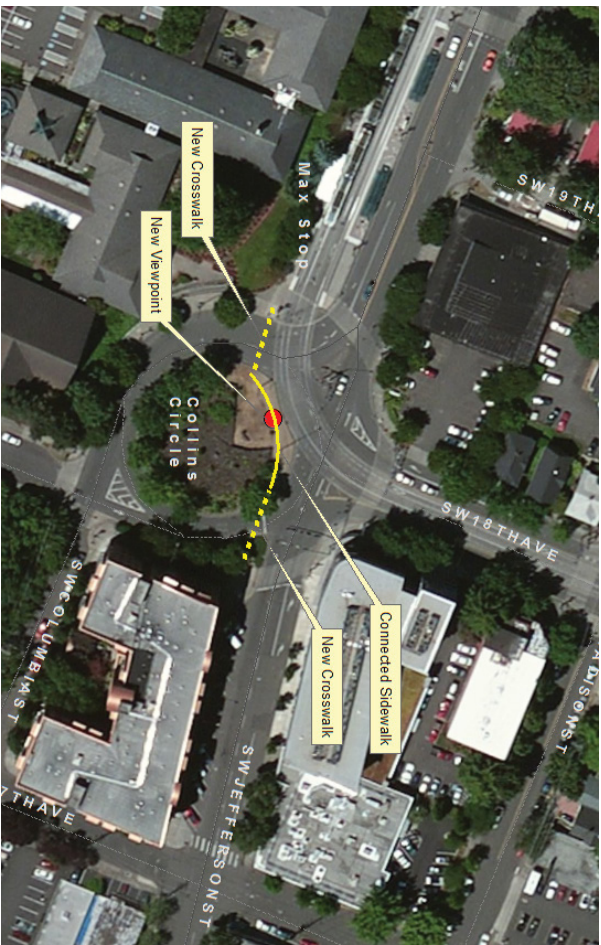


Figure 5: Actions to Improve Pedestrian Connectivity at Collins Circle



Figure 6: View of Vista Bridge from Collins Circle with Potential Development based on Staff Recommendation