



City of Portland, Oregon
Bureau of Development Services
Land Use Services
FROM CONCEPT TO CONSTRUCTION

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MEMORANDUM

Date: July 5, 2018
To: Design Commission
From: Staci Monroe, City Planner – Design/Historic Review Team
(503) 823-0624, staci.monroe@portlandoregon.gov
Re: Briefing - Overview of the Central City Plan District Code Changes
July 12, 2018 Design Commission Hearing

The Bureau of Planning and Sustainability (BPS) will present the recently adopted Zoning Code changes to the Central City Plan District to the Design Commission at the upcoming meeting on July 12th. A detailed summary of the code changes is attached to this memo for reference and actual code amendments can be found at <https://www.portlandoregon.gov/bps/article/689695>. The code amendments can be categorized as:

Revisions to Existing Regulations:

- Allowed and limited uses in the plan district
- FAR – base, bonus, transfer
- Height – base and bonus
- Ground Floor Windows
- Required Building Lines
- Ground Floor Active Uses
- Required Residential Development
- Drive-throughs
- Additional Standards in North Pearl Subarea
- Additional Standards in SOWA
- Greenway Overlay in SOWA
- Parking
- Exterior Display, storage & Work Areas
- Superblocks
- Required Building Models

New Regulations:

- Required Shadow Study
- Bird-Safe Exterior Glazing
- Ecoroofs
- Low Carbon Buildings
- Additional Standards in Central Eastside Subdistrict
- Central City Master Plans

Details on the revisions to existing and the new regulations will be presented at the hearing. Please contact me at (503) 823.0624 with any questions or concerns.

Attachment: Outline & Summary of Central City Plan District Code Amendments