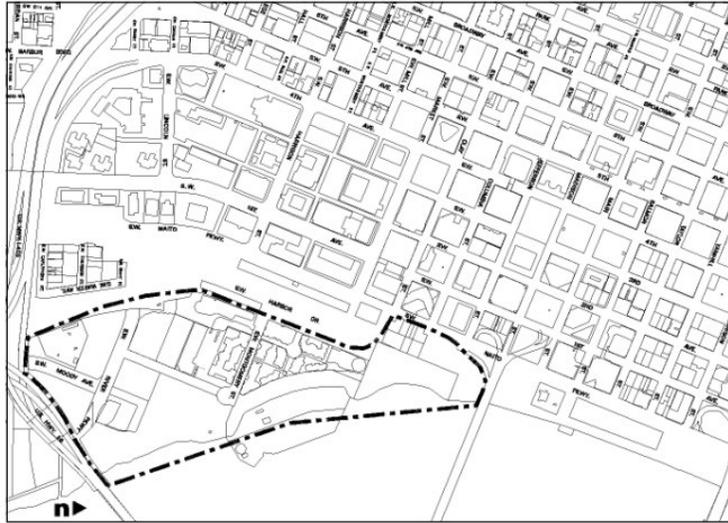
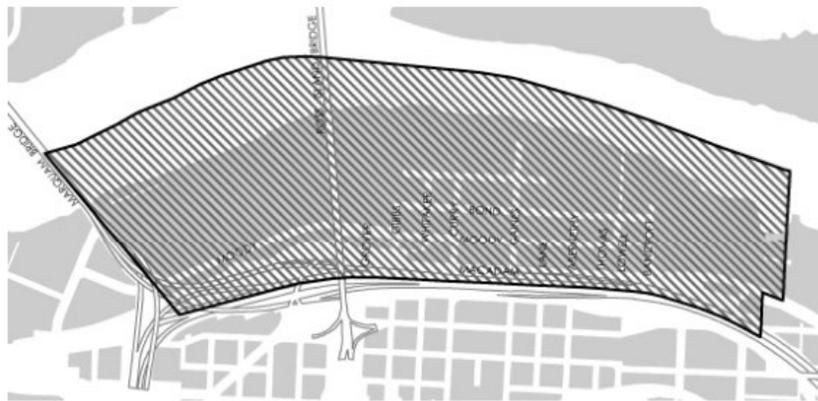


Exhibit B: Legislative History of CCFDG D2 Special Area Guidelines for the South Waterfront Area and South Waterfront Design Guidelines and Greenway Design Guidelines

The following summary and ordinance history explain the origins of Central City Fundamental Design Guideline (“CCFDG”) D2, which applies to an area known as the “South Waterfront Area” (“SWA”) located between the Marquam and Hawthorne bridges, shown below. This area is distinct from the area commonly known today as the “South Waterfront” (or North Macadam) (which we refer to as “SOWA”) which is located south of the Marquam bridge.



CCFDG Map 2.2: South Waterfront Area (“SWA”) subject to CCFDG D2



South Waterfront Design Guidelines Map 1: SOWA/North Macadam area

The “South Waterfront Area” to which Central City Fundamental Design Guideline (“CCFDG”) D2 applies has always been considered part of the downtown area of the City and covered by guidelines for downtown (first the Downtown Design Guidelines (“DDG”), and later the CCFDG). This area is separate and distinct from the SOWA, which includes the subject site.

Said differently, the two areas are currently and have always been mutually exclusive – the SWA is north of the Marquam bridge and SOWA is south.

Like other special areas within downtown (such as the Park Blocks or Chinatown), the SWA area has long had special guidelines that reflect that it is a distinct part of downtown with a distinct development scheme. The SWA has never included the area we now know as the “South Waterfront” (SOWA) – an area that was known as North Macadam in the 1980’s and 1990s.

The first North Macadam-specific design guidelines were adopted in 1992 and applied to the area south of the Marquam bridge. After North Macadam design guidelines were adopted in 1992, the CCFDG were updated in 2001. The North Macadam design guidelines were updated in 2002, and among other changes, the guidelines became known as the South Waterfront Design Guidelines and Greenway Design Guidelines. The South Waterfront Design Guidelines and Greenway Design Guidelines were updated again in 2010. Through each of these processes, the Marquam bridge consistently remained the dividing line between SWA and SOWA.

Design Guideline D2 Legislative History Details (1980 to 2010):

- 1980. Downtown Design Guidelines (DDG) adopted. **Portland City Council Ordinance 150762**.
- 1982. DDG amended to add “special area” guidelines including for SWA. **Portland City Council Ordinance 153246**. The SWA map in 1983 is identical to the current SWA shown on CCFDG Map 2-2 today. A copy of 1983 version of DDG showing the SWA boundary and guidelines is attached as Attachment 1 (see pages 76-78).
- 1988. Portland Plan adopted. **Portland City Council Ordinance 160606**. Available via efiles here: <https://efiles.portlandoregon.gov/Record/2476265/> It adds a d overlay to additional central city areas outside of the DDG area where design review will be required. Modern SOWA/ North Macadam was added as one of these areas (as were Central Eastside, Goose Hollow, etc.). Areas already covered by DDG did not change and remained subject to DDG. The SWA area remained covered by DDG and subject to the SWA guidelines. It was not merged into the North Macadam area and remained distinct.
- 1989. City applies DDG to new design zones outside downtown on an interim basis. **Portland City Council Ordinance 161561**. Available via efiles here: <https://efiles.portlandoregon.gov/Record/2474363/> City acknowledges that having design zones like North Macadam identified, but no adopted guidelines for those areas, is problematic. City decides to apply the DDG to these new design areas until CCFDG completed, but allows waivers and adjustments. The DDG continues to apply to the SWA area.
- 1990. Central City Fundamental Design Guidelines (CCFDG) adopted. **Portland City Council Ordinance 163325**. Available via efiles here: <https://efiles.portlandoregon.gov/Record/2472456/> Repeals use of DDG outside of the original DDG downtown area. Retains the DDG and continues to apply DDG downtown, including within the SWA area. Instructs staff to put together design guidelines for specific areas, including North Macadam.

- 1992. Council adopts Special Guidelines for the Design Zone of the North Macadam District. **Portland City Council Ordinance 165813**. Available via efiles here: <https://efiles.portlandoregon.gov/Record/2467775/> PDF page 16 shows the boundary of the area covered by the guidelines, which is separate and distinct from the SWA area (SWA is north of Marquam bridge, the North Macadam district is south of the Marquam bridge).
- 2001. Major update to CCFDG. **Portland City Council Ordinance 175340**. Available via efiles here: <https://efiles.portlandoregon.gov/Record/2439314/> City recognizes design review is needlessly complicated by having to apply duplicative portions of DDG and CCFDG, and decides to combine DDG into the CCFDG and retire DDG. DDG special area guidelines, including SWA, are merged into CCFDG.¹² SWA guidelines are simplified from the 1983 DDG version (Attachment A) but retain many original tenants.
- 2002. North Macadam guidelines updated and now referred to as “South Waterfront Design Guidelines & Greenway Design Guidelines” (see Ordinance recital 15 regarding name change). **Portland City Council Ordinance 177082**. Available via efiles here: <https://efiles.portlandoregon.gov/Record/146021/> Ordinance Exh C PDF Page 14 shows the area covered by these guidelines; it does not cover the SWA area north of Marquam bridge; only the area south of the Marquam bridge is included.
- 2003. Minor revisions to CCFDG – this is the version of CCFDG we use today. SWA remains unchanged and Guideline D2 applies only to the area north of Marquam bridge.
- 2010. South Waterfront guidelines updated – these are the guidelines we use today and applicable to Alamo Manhattan’s project. **Portland City Council Ordinance 183518**. Exh B, Guidelines, is available via efiles here: <https://efiles.portlandoregon.gov/Record/3752192/> Page 7 shows applicable area (south of Marquam bridge; does not include SWA area north of Marquam bridge).

¹ See Portland City Council Ordinance 175340, part A, p. 9 explaining the addition of the Special Area Guidelines “This section contains existing guideline language from the current Downtown Design Guidelines document for the Special Areas. Four Special Areas are identified in the downtown area: the Downtown Park Blocks, the South Waterfront Area, the Broadway Unique Sign District and the Chinatown, (which has now integrated New Japantown), Unique Sign District. Each area has specific guidelines that relate to the desired character of the specific Special Area. The Downtown Design Guidelines include photographic examples of successful approaches to meeting each guideline. These examples are not reproduced in this section. “

² See also Portland City Council Ordinance 175340 part D, p. 26 recital 10, further explaining the merger between CCFDG and DDG: “Although the bulk of the content of the Central City Fundamentals Design Guidelines and the Downtown Design Guidelines is the same, individual findings are required for each of the guidelines in both documents. In 1997 the Development Review Section of the Bureau of Planning, now part of the Office of Planning and Development Review (OPDR), requested that the remaining content of the Downtown Design Guidelines be added to the CCFDG. The addition would eliminate the need for duplicate findings and address potential confusion that could emerge from minor language differences in the two documents allowing the retirement of the Downtown Design Guidelines and reducing the number of design guidelines documents that the City must maintain and distribute. The proposed revisions transfer the remaining content of the Downtown Design Guidelines to the CCFDG, and consequently allow the Downtown Design Guidelines document to be retired.”