



# CENTRALCITY 2035

## Volume 4 BACKGROUND MATERIALS

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**Bureau of Planning and Sustainability**  
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City of Portland, Oregon



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# ACKNOWLEDGEMENTS

This plan is the culmination of work over many years on the Central City Concept Plan, three quadrant plans (North/Northeast Quadrant Plan, West Quadrant Plan, Southeast Quadrant Plan), Natural and Scenic Resources protection plans, and the Bonus and Transfer Study. Many thanks to the thousands of stakeholders who participated in those processes and whose contributions helped to shape this plan.

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*Special thanks to the current and former PSC members who chaired Central City Plan committees:*

*Don Hanson, Katherine Schultz and Michelle Rudd.*



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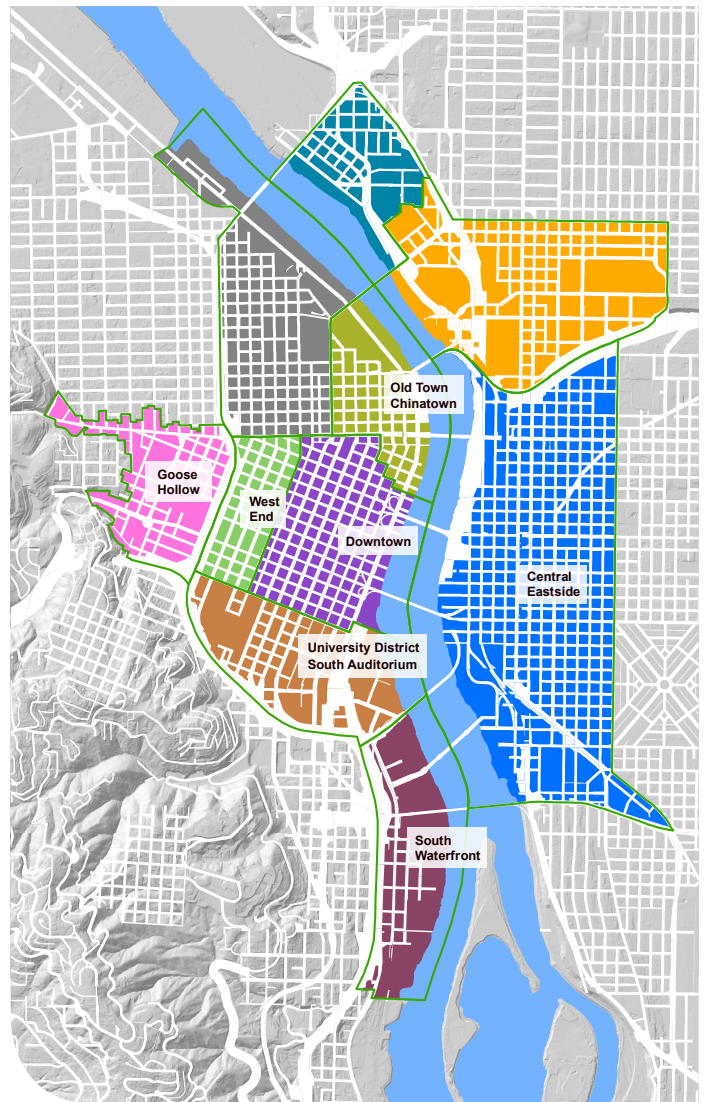
**Portland Housing Bureau:** Kurt Kreager, Javier Mena, Matthew Tschabold, Kim McCarty, Barbara Shaw, David Sheern

## Consultants

Various consultants contributed to the development of the Central City Concept Plan, three quadrant plans (North/Northeast Quadrant Plan, West Quadrant Plan, Southeast Quadrant Plan), Natural and Scenic Resources inventories, and the Bonus and Transfer Study. We are grateful for their technical assistance and for helping facilitate our advisory committee and public events.

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Loading documents into the elevator in the City Auditor's office, 1940

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# Background Reports and Supporting Documentation

## Documents Previously Adopted by Resolution to Inform CC2035

1. Central City 2035 Concept Plan (2012)  
<https://www.portlandoregon.gov/bps/article/427039>
2. N/NE Quadrant Plan (2012)  
<https://www.portlandoregon.gov/bps/article/422031>
3. West Quadrant Plan (2015)  
<https://www.portlandoregon.gov/bps/67412>
4. Southeast Quadrant Plan (2015)  
<https://www.portlandoregon.gov/bps/article/542604>
5. Willamette River Greenway Inventory: An Update to Portland's Statewide Planning Goal 15 Inventory (2014)  
<https://www.portlandoregon.gov/bps/article/508803>
6. Central City Floor Area Ratio (FAR) Bonus and Transfer Study (2015)  
<https://www.portlandoregon.gov/bps/article/535198>

## Additional Studies and Memos Prepared to Inform CC2035

7. Central City 2035 Subdistrict Profiles (2010)  
<http://www.portlandoregon.gov/bps/article/304417>
8. Central City Development Capacity Study (2011)  
<https://www.portlandoregon.gov/bps/article/383999>
9. Height Memo (2013)  
<https://www.portlandoregon.gov/bps/article/564018>
10. Central City 2035 Central Reach Existing Policies and Conditions Report (2014)  
<https://www.portlandoregon.gov/bps/article/336027>
11. Central Reach Concept (and narrative) (2014)  
<https://www.portlandoregon.gov/bps/article/479549>
12. Central Reach Workshop Summary Report (2014)  
<https://www.portlandoregon.gov/bps/article/477373>
13. Willamette River Mainstem Characterization (2016)  
<https://www.portlandoregon.gov/bps/article/581166>

14. Permitting for a Better Willamette River-Scope of Work (2015)  
<https://www.portlandoregon.gov/bps/article/564242>
15. The “Green Loop” (updated 2016)  
<http://www.portlandoregon.gov/bps/article/478158>
16. Central City Parking Policy Update Recommended Amendments to Title 33.510 Parking Provisions  
<http://www.portlandoregon.gov/bps/article/580579>

### **Area Specific – N/NE Quadrant**

17. North of Broadway/Blanchard Site Development Study (2010)  
<https://www.portlandoregon.gov/bps/article/327600>
18. N/NE Quadrant & I-5 Broadway/Weidler Plans Land Use, Urban Design and Local Transportation Charrette: Summary of Results (2011)  
<https://www.portlandoregon.gov/bps/article/345474>
19. N/NE Quadrant and I-5 Broadway/Weidler Plans: Open House Summary (2011)  
<https://www.portlandoregon.gov/bps/article/330160>
20. N/NE Quadrant and I-5 Broadway Weidler Plans: Freeway/Local Transportation Interface Charrette Summary (2012)  
<https://www.portlandoregon.gov/bps/article/415776>
21. N/NE Quadrant Plan Street and Development Character Concept (2012)  
<https://www.portlandoregon.gov/bps/article/501417>

### **Area Specific – West Quadrant**

22. West Quadrant Reader (2013)  
<https://www.portlandoregon.gov/bps/article/438072>
23. West Quadrant Plan Concept Development Workbook (2013)  
<https://www.portlandoregon.gov/bps/article/463034>



24. Goose Hollow Event Report & Appendix (2013)  
Report: <https://www.portlandoregon.gov/bps/article/435506>  
Appendix: <https://www.portlandoregon.gov/bps/article/435492>
25. Old Town/Chinatown Planning Events: Summary of Results (2013)  
<https://www.portlandoregon.gov/bps/article/450996>
26. West Quadrant Issues and Opportunities Summary Report (2013)  
<https://www.portlandoregon.gov/bps/article/451003>
27. West Quadrant Plan Concept Development Outside Feedback Summary (2013)  
<https://www.portlandoregon.gov/bps/article/471494>

### **Area Specific – Southeast Quadrant**

28. Portland’s Central Eastside (2013)  
<https://www.portlandoregon.gov/bps/article/480760>
29. OMSI and Clinton Station Area Profiles (2013)  
<https://www.portlandoregon.gov/bps/article/451963>
30. Rhine and Holgate Station Area Profiles (2013)  
<https://www.portlandoregon.gov/bps/article/451964>
31. Station Area Charrette Summary Diagrams (2013)  
<https://www.portlandoregon.gov/bps/article/465139>
32. Inner SE Station Areas Concept Plan (2013)  
<https://www.portlandoregon.gov/bps/article/472826>
33. Central Eastside Parking Management Plan (2012)  
<https://www.portlandoregon.gov/transportation/53032>
34. Burnside Bridgehead Framework Plan (2010)  
<http://vmw.pdc.us/bb/docs/Burnside-Bridgehead-Framework-Plan.pdf>
35. Central Eastside Street Plan (2010)  
<https://www.portlandoregon.gov/transportation/article/357101>

### **Additional Documents**

36. River Renaissance Vision (2001)  
<https://www.portlandoregon.gov/bps/article/86273>
37. River Renaissance Strategy (2004)  
<https://www.portlandoregon.gov/bps/article/86274>

38. River Concept (2006)  
<https://www.portlandoregon.gov/bps/article/120298>
39. Willamette River Ferry Feasibility Study (2006)  
<https://www.portlandoregon.gov/bps/article/292730>
40. Willamette River Recreation Strategy – Boating Facilities (2012)  
<https://www.portlandoregon.gov/parks/article/478089>
41. Maritime Transportation Security Act (2002)  
<https://www.gpo.gov/fdsys/pkg/PLAW-107publ295/pdf/PLAW-107publ295.pdf>
42. Freeway Loop Study: Project Summary Report (2005)  
<https://www.portlandoregon.gov/bps/article/319717>
43. I-5: I-84 to I-405 Design Workshop Concept Report (2007)  
<https://www.portlandoregon.gov/bps/article/327979>
44. Central Portland Plan: Urban Design Assessment (2008)  
<https://www.portlandoregon.gov/bps/article/218810>
45. Buildable Lands Inventory and Growth Allocation GIS model (adopted 2016)  
<https://www.portlandoregon.gov/bps/article/627460>
46. City of Portland Economic Opportunities Analysis (adopted 2016)  
<https://www.portlandoregon.gov/bps/59297>
47. Comprehensive Plan Update: Growth Scenarios Report (2015)  
<https://www.portlandoregon.gov/bps/article/531170>

# WHAT'S IN THE CENTRAL CITY 2035 PLAN?

## **Volume 1: Goals and Policies**

## **Volume 2A: Zoning Code and Map Amendments**

- Part 1: Central City Plan District
- Part 2: Willamette River and Trails
- Part 3: Environmental and Scenic

## **Volume 2B: Transportation System Plan Amendments**

## **Volume 3A: Scenic Resources Protection Plan**

- Part 1: Summary, Results and Implementation
- Part 2: Scenic Resources Inventory
- Part 3: Economic, Social, Environmental and Energy Analysis

## **Volume 3B: Willamette River Central Reach Natural Resources Protection Plan**

## **Volume 4: Background Materials**

## **Volume 5A: Implementation - Performance Targets and Action Plans**

## **Volume 5B: Implementation - The Green Loop**

## **Volume 6: Public Involvement**