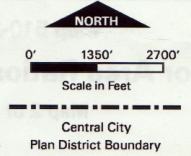
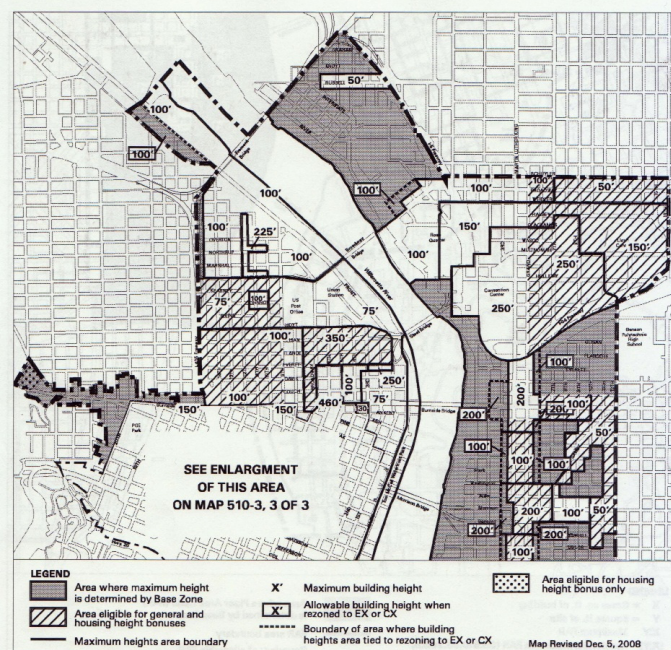
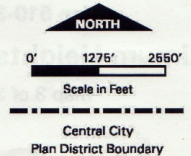
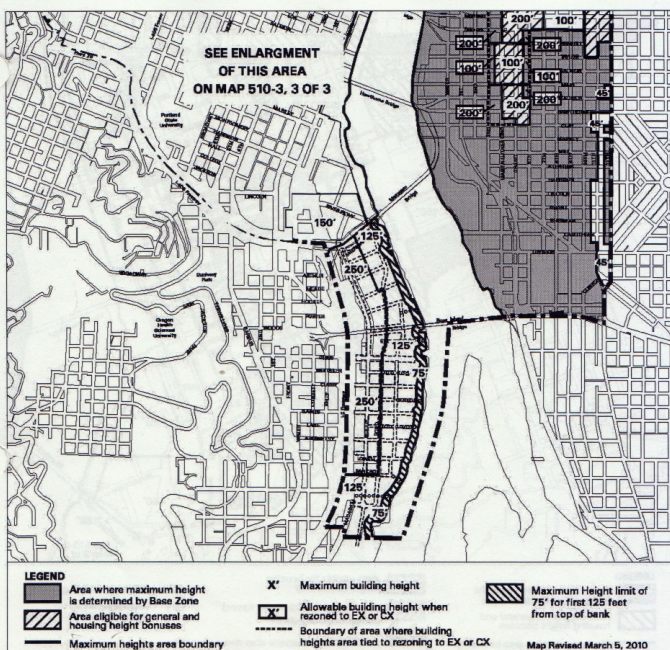


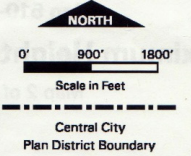
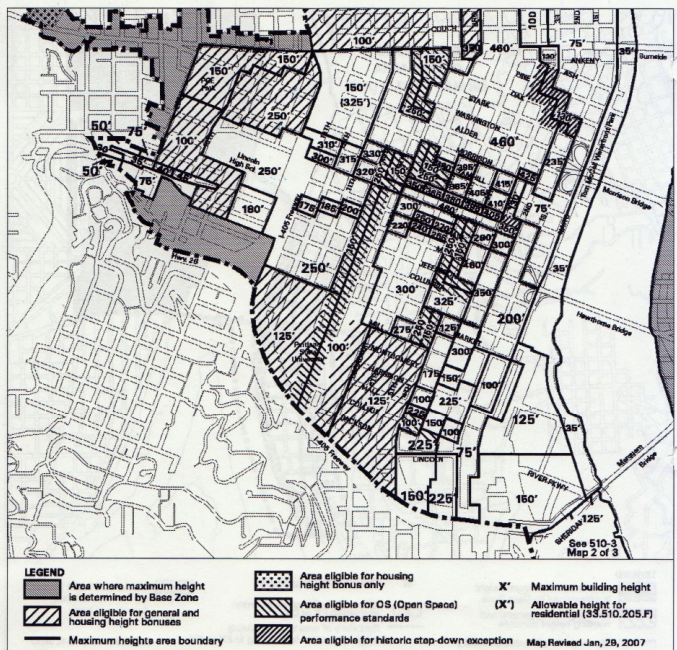
# Maximum Building Heights



Map 510-3  
Maximum Heights  
Map 1 of 3



Map 510-3  
Maximum Heights  
Map 2 of 3

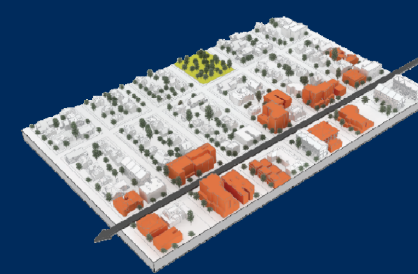
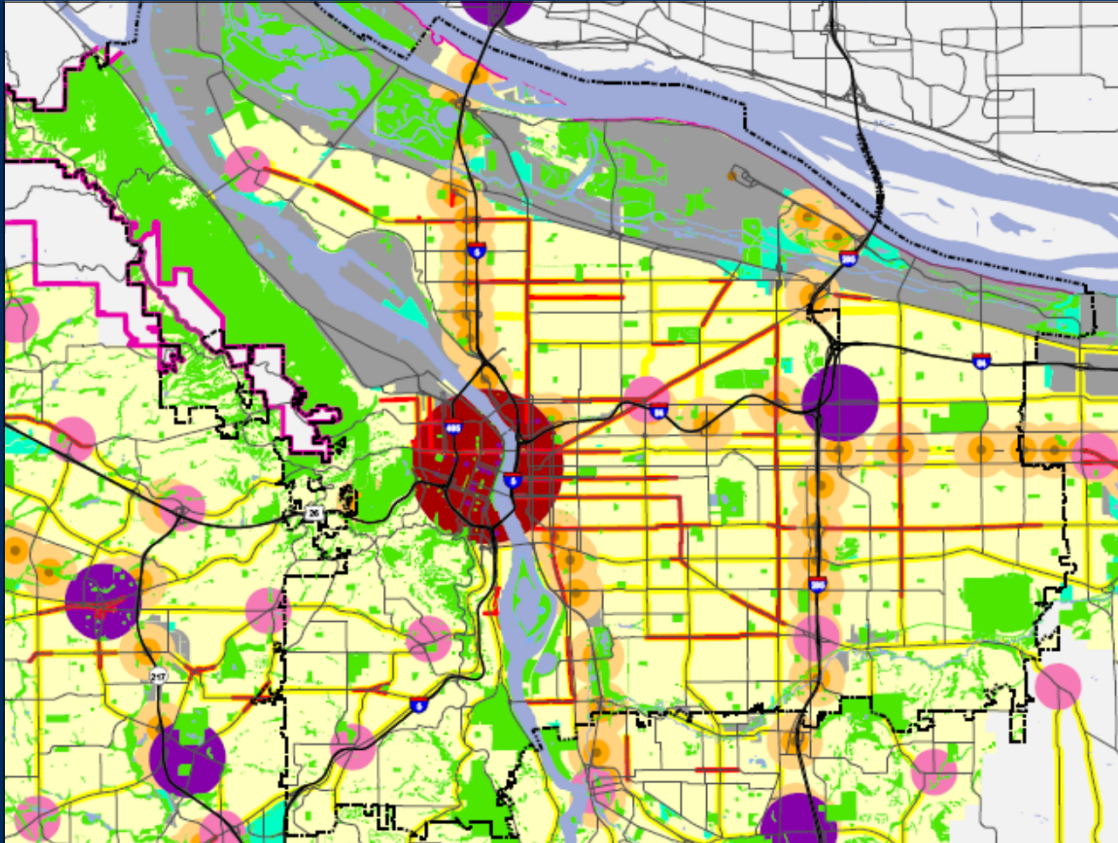


Map 510-3  
Maximum Heights  
Map 3 of 3





# Unique role of the Central City: 2040 GROWTH CONCEPT



Neighborhood Center



Regional Center



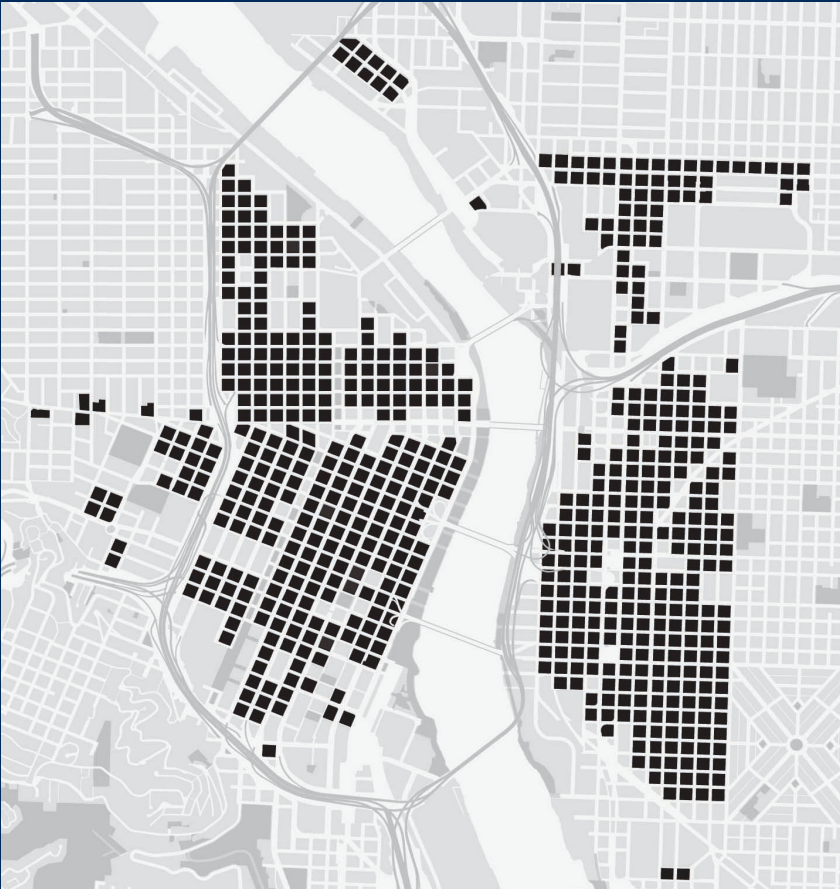
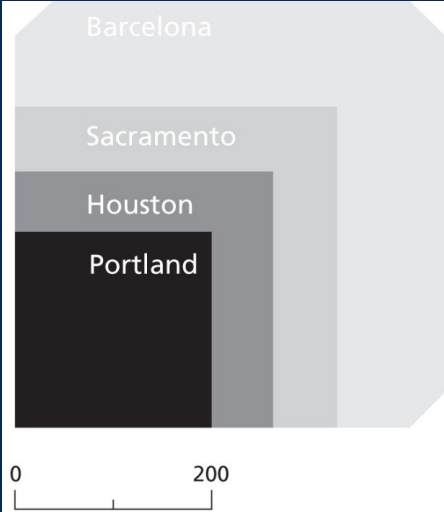
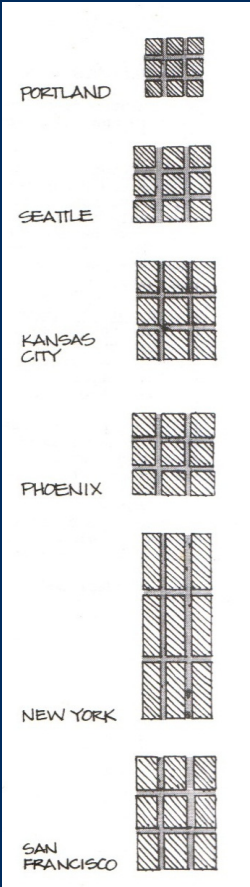
Town Center



Central City



# A uniquely fine-grained Central City: BLOCK PATTERN

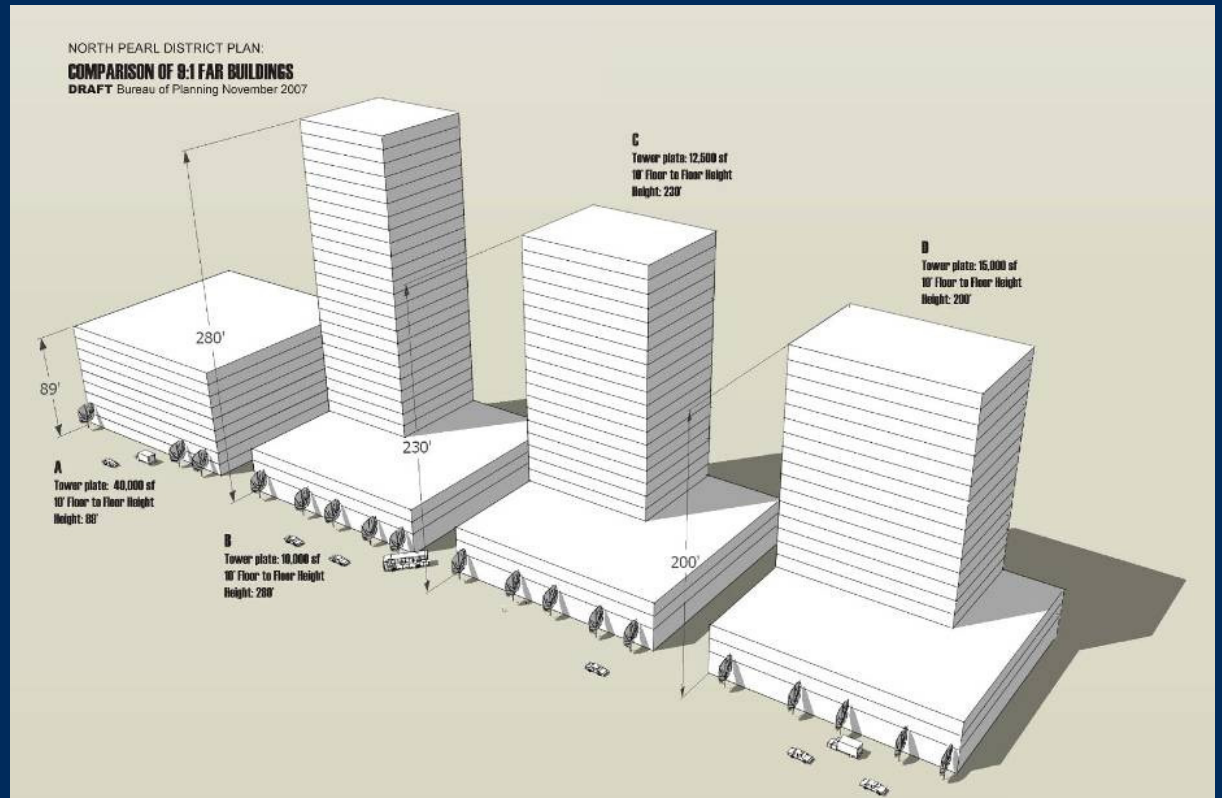
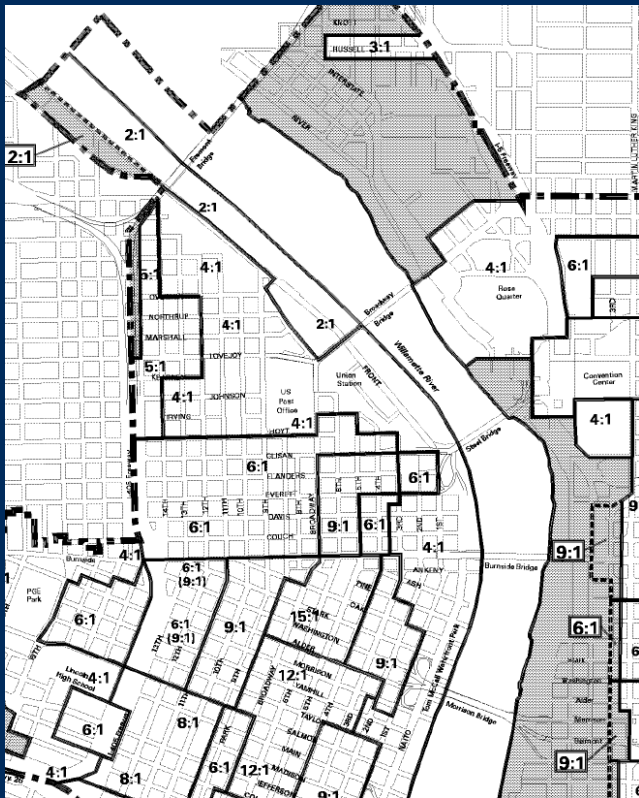


# Central City Height Principles

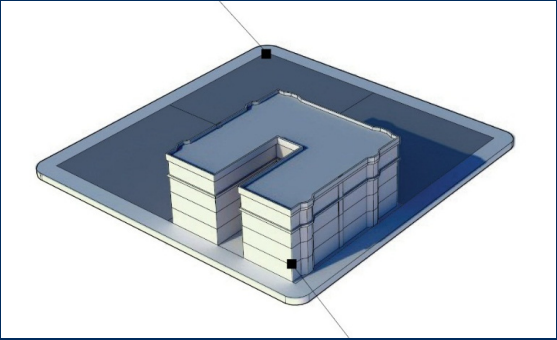
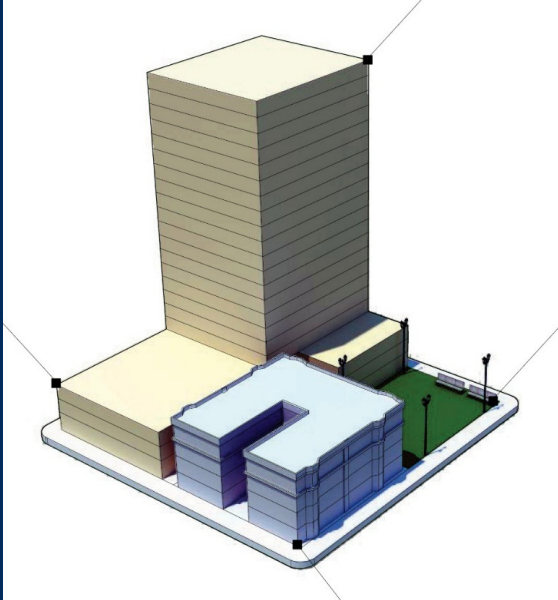
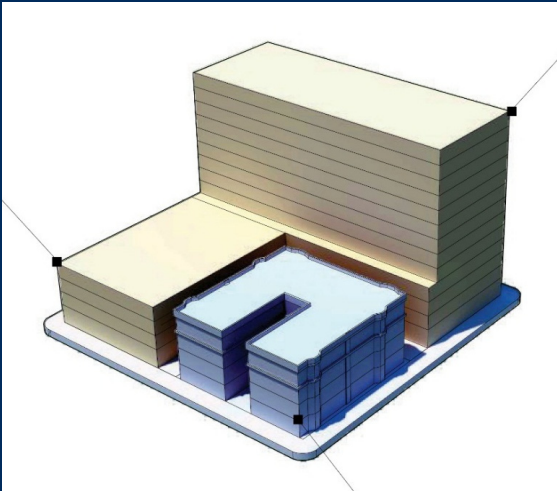
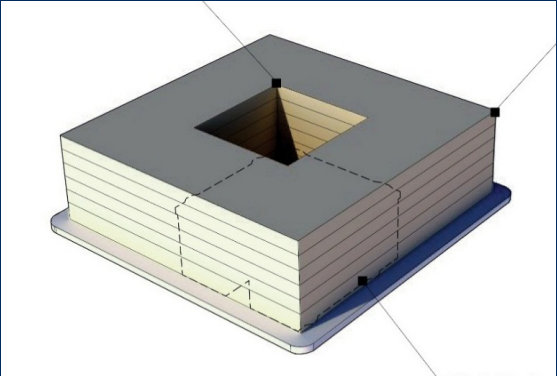
1. Level of development
2. Light and air → parks, open spaces, river
3. Historic districts, special areas
4. Public views
5. Transitions to neighborhoods
6. Skyline
7. NEW: public benefits and/or amenities



# Floor Area Ratio (FAR)

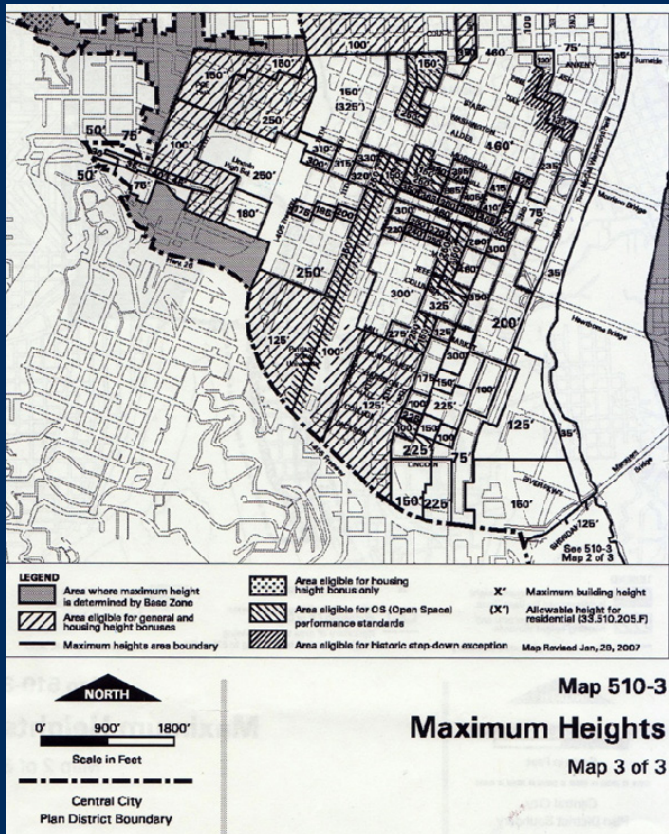


# How height works with FAR





# Building Design Regulation



## A 8 CONTRIBUTE TO A VIBRANT STREETScape



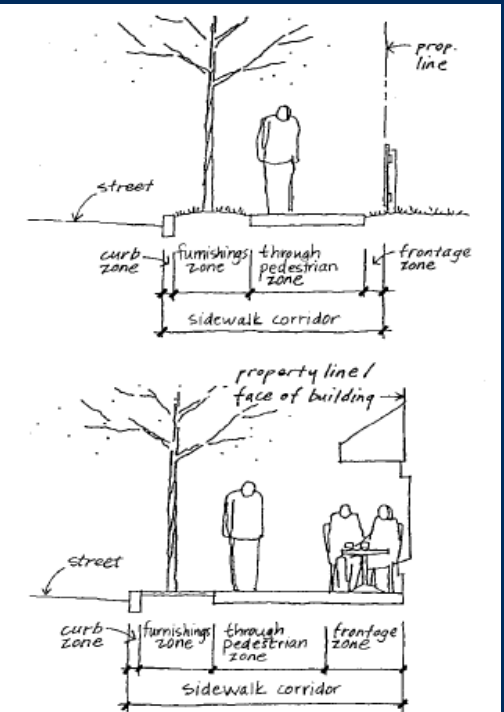
Large garage-door openings at a coffee house in the Lloyd District

### GUIDELINE

Integrate building setbacks with adjacent sidewalks to increase the space for potential public use.

Develop visual and physical connections into buildings' active interior spaces from adjacent sidewalks.

Use architectural elements such as atriums, grand entries and large ground-level windows to reveal important interior spaces and activities.



Typical sections of Sidewalk Corridor in residential zone, top, and commercial zone, bottom sketch.

PORTLAND ZONING CODE

DESIGN REVIEW AND GUIDELINES

PEDESTRIAN DESIGN GUIDE

# Height and construction type (residential)

“5 over 1”



~75'

“Slabs”



~150'



~220'

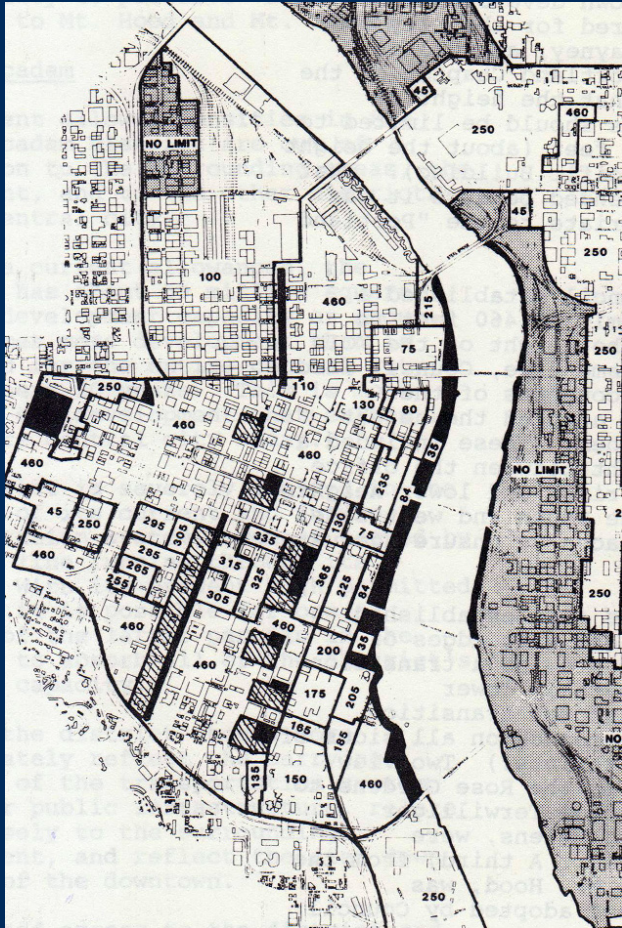
“Towers”



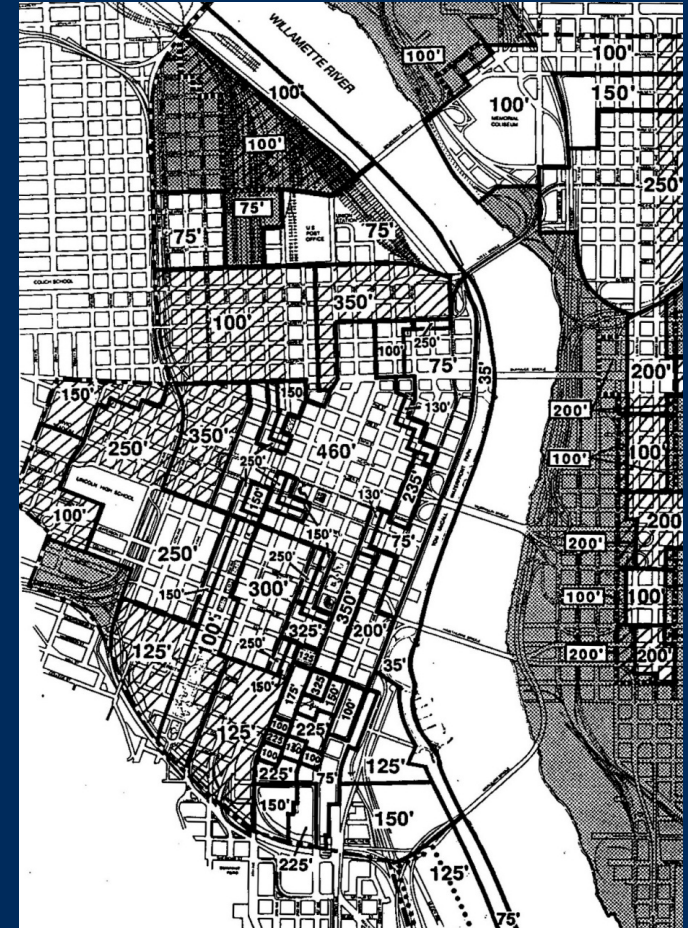
~325'



# History of Central City Height Regulations



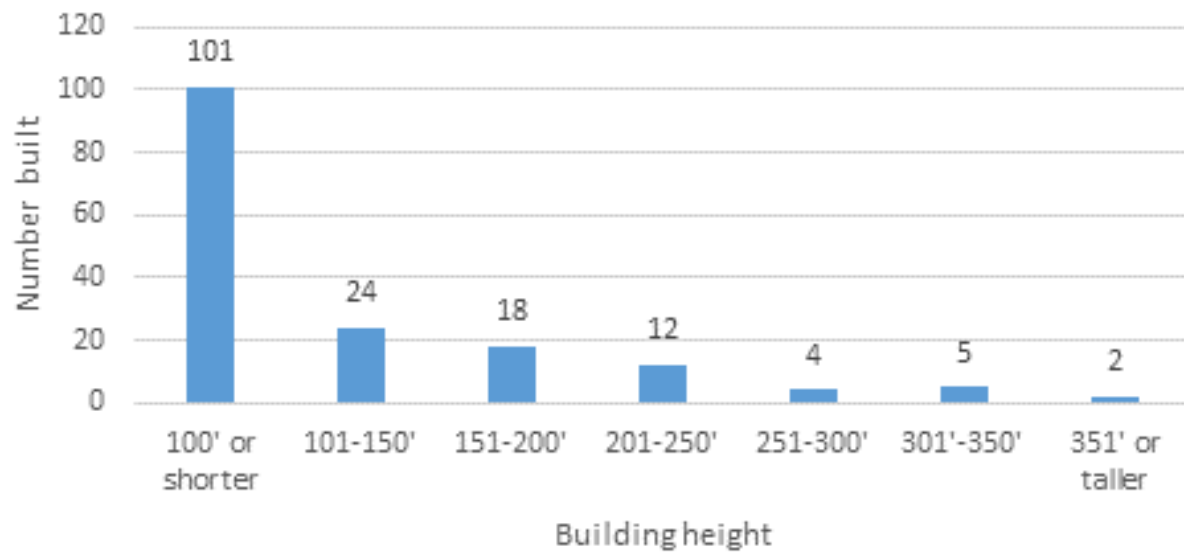
Prior to 1988  
Central City Plan



1988 Central  
City Plan

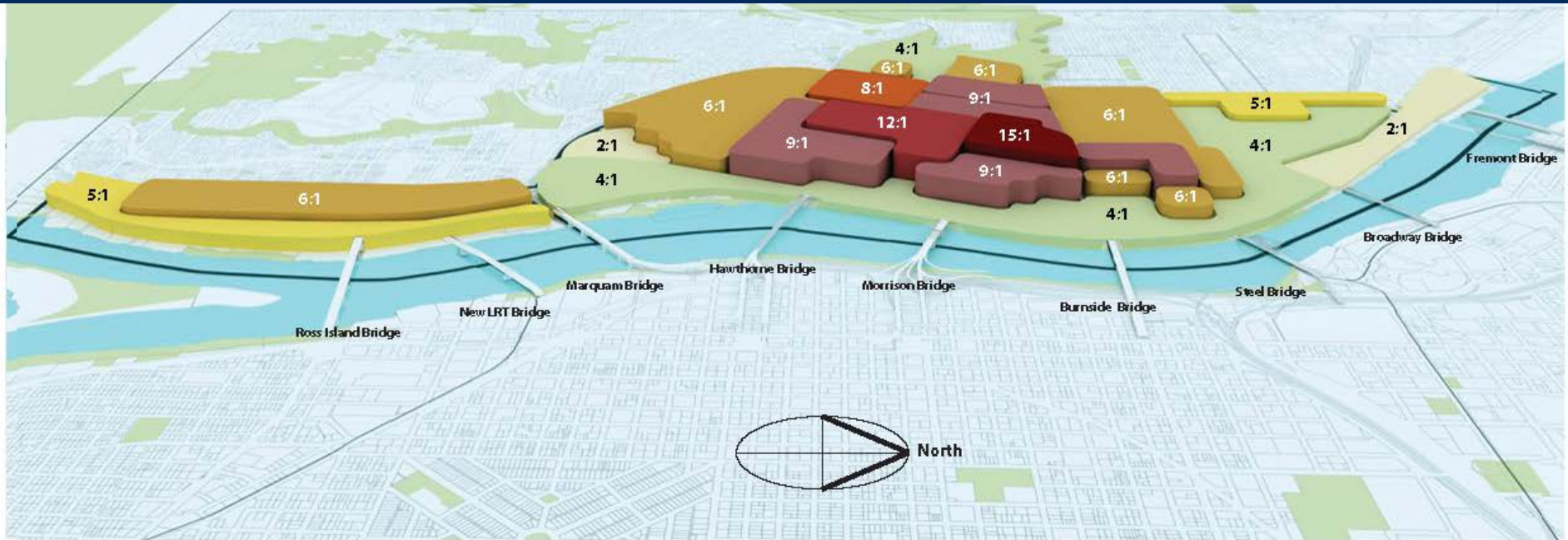


### West Quadrant buildings constructed since 1990 (166 total)





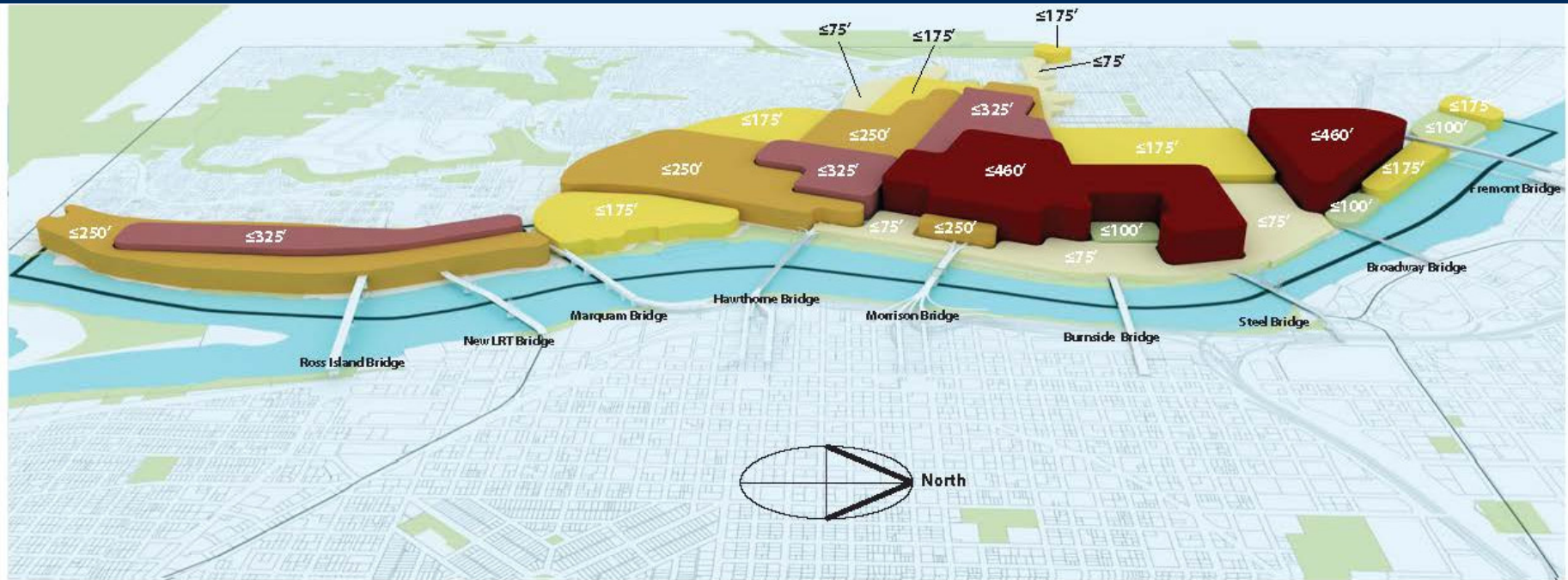
# EXISTING FLOOR AREA RATIO LIMITS



## LEGEND:



# EXISTING HEIGHT LIMITS

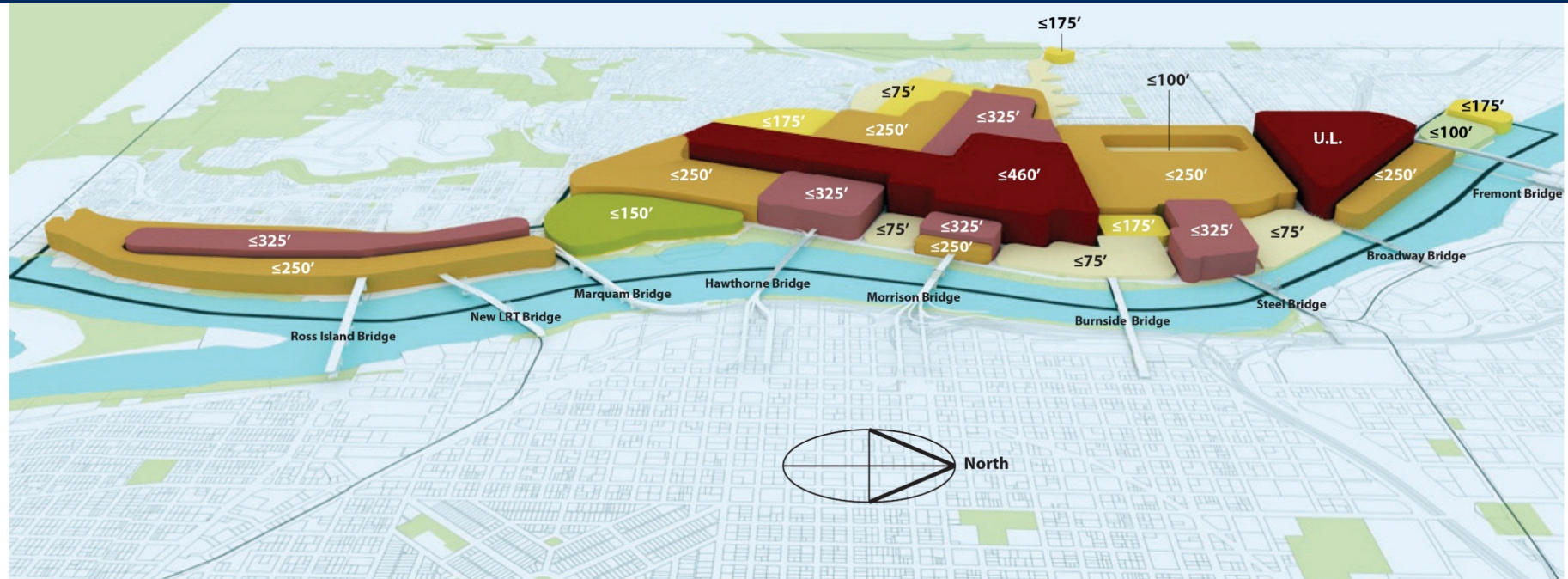


## LEGEND:





# PROPOSED HEIGHT LIMITS



## LEGEND:



# Proposed Height Limit Changes

1. Old Town/Chinatown
2. Bridgeheads
3. South Transit Mall
4. South Auditorium District
5. South Pearl District
6. Pearl District Waterfront

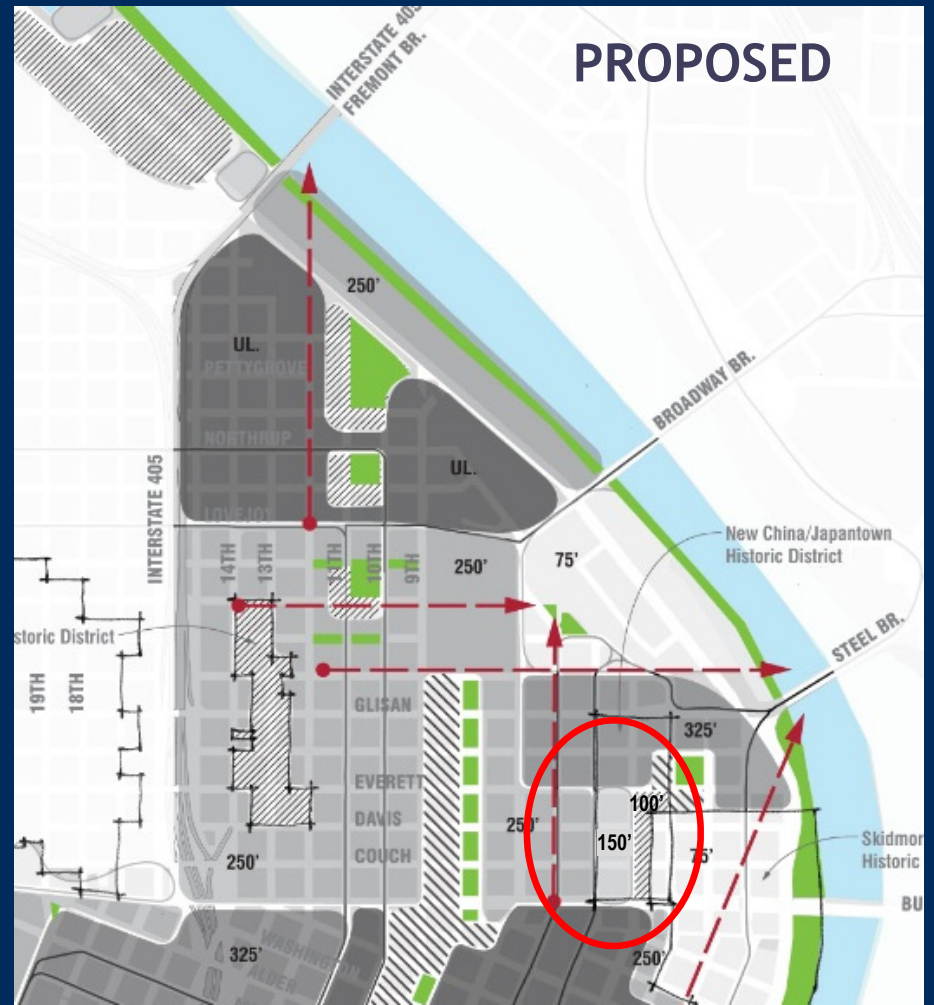
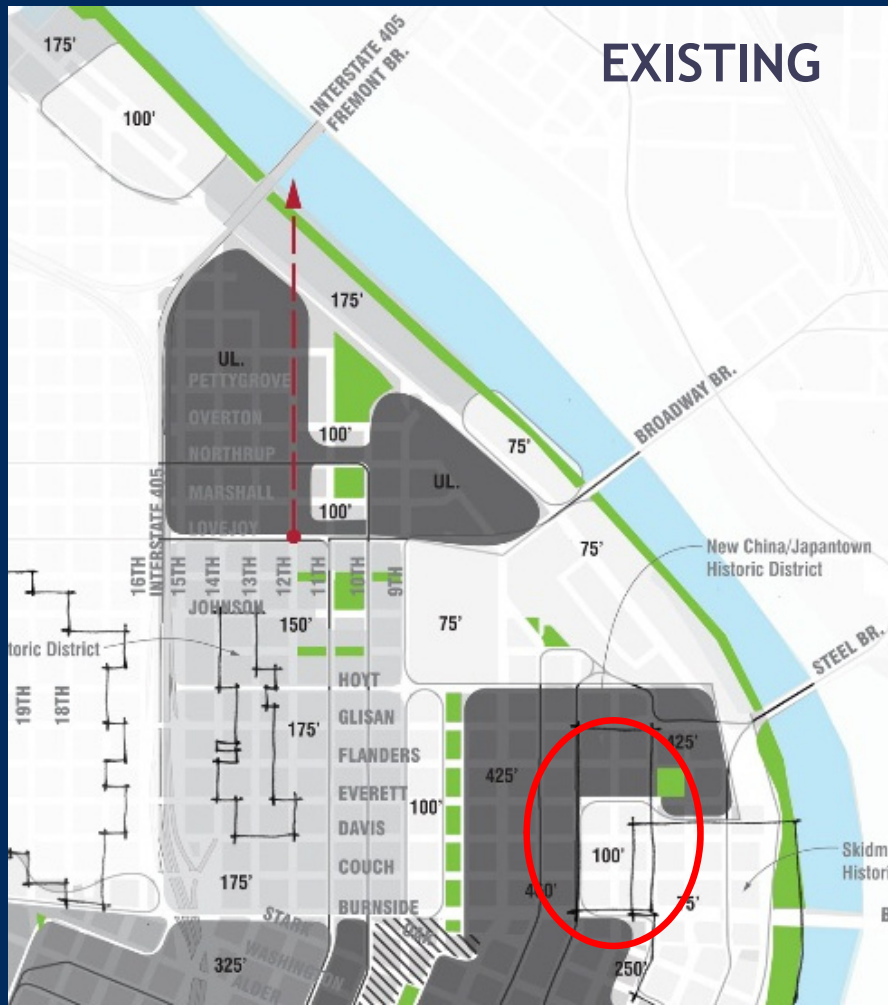




# 1. Old Town/ Chinatown

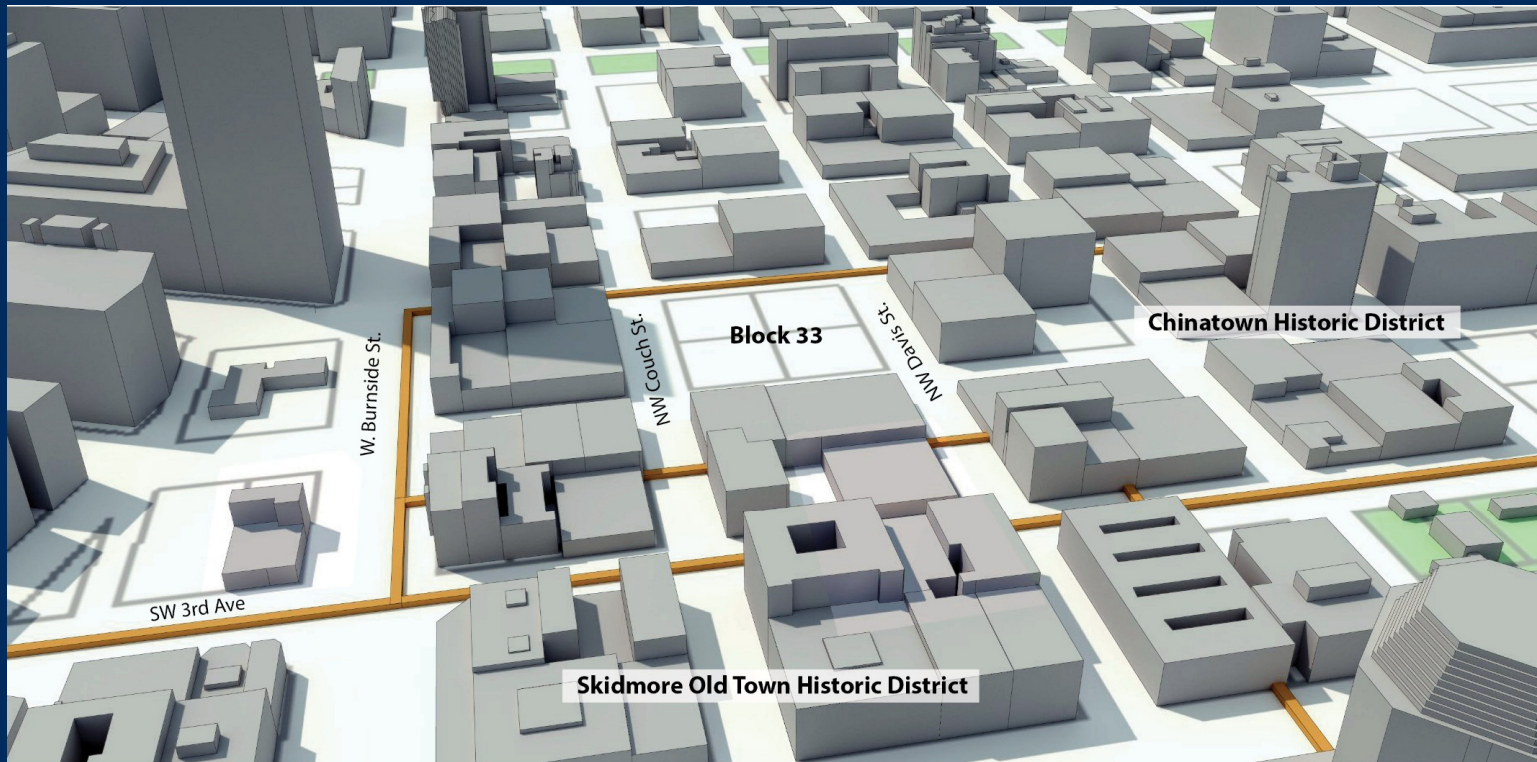


- Flexibility for key redevelopment sites
- Requires height transfer from historic property
- Height change only after update of historic district nomination and design guidelines

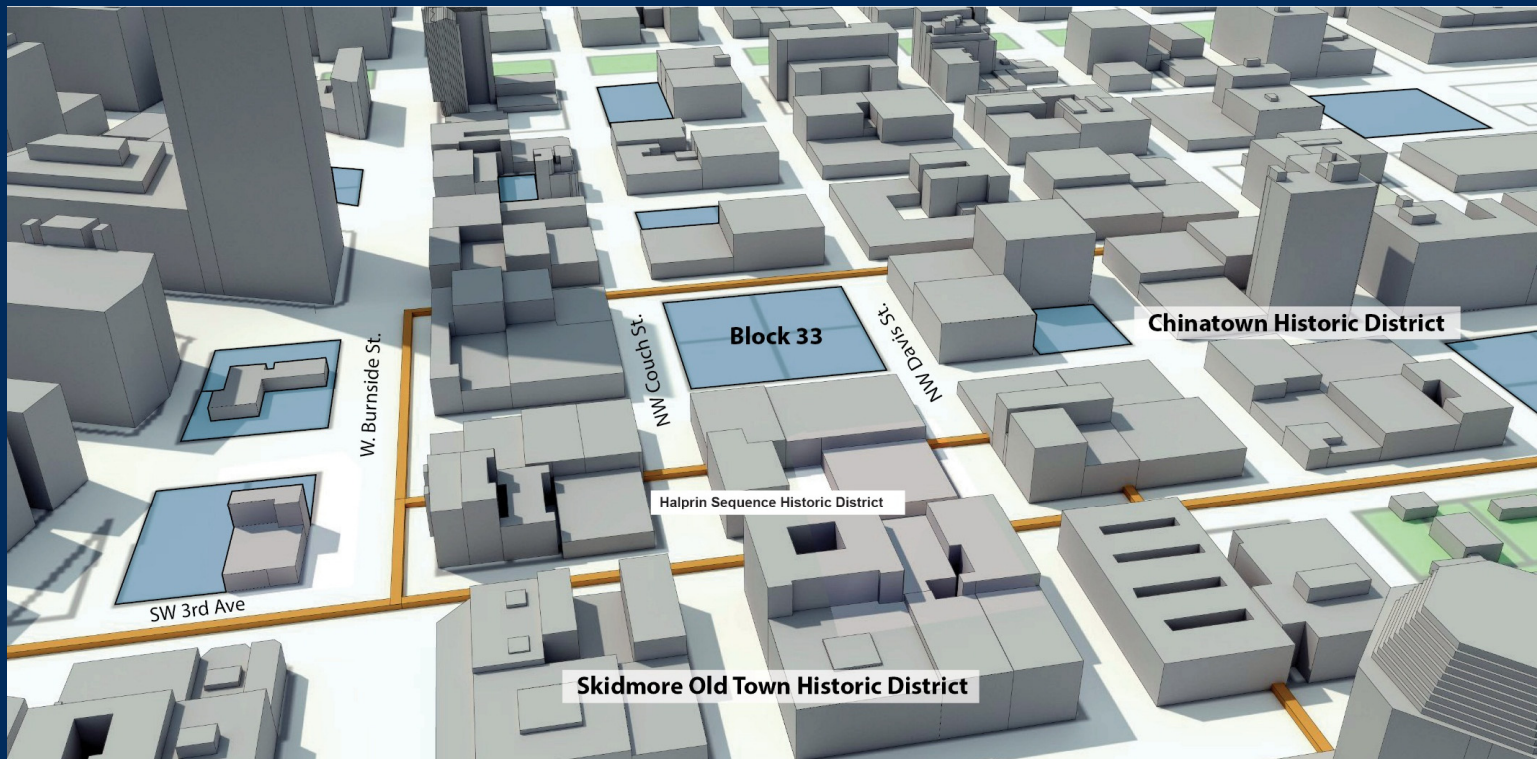




# Old Town/Chinatown: Existing Conditions

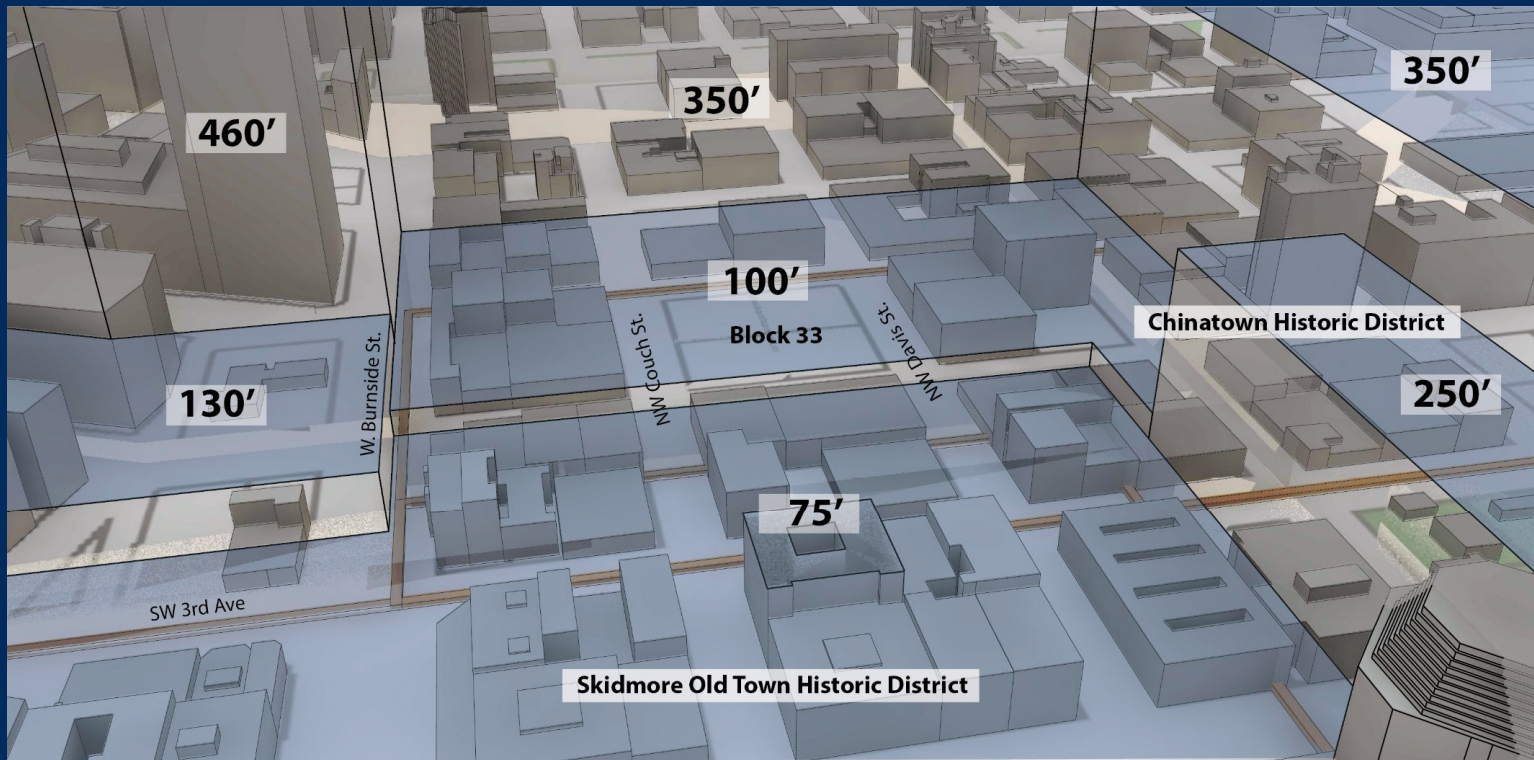


# Old Town/Chinatown: Redevelopment Sites



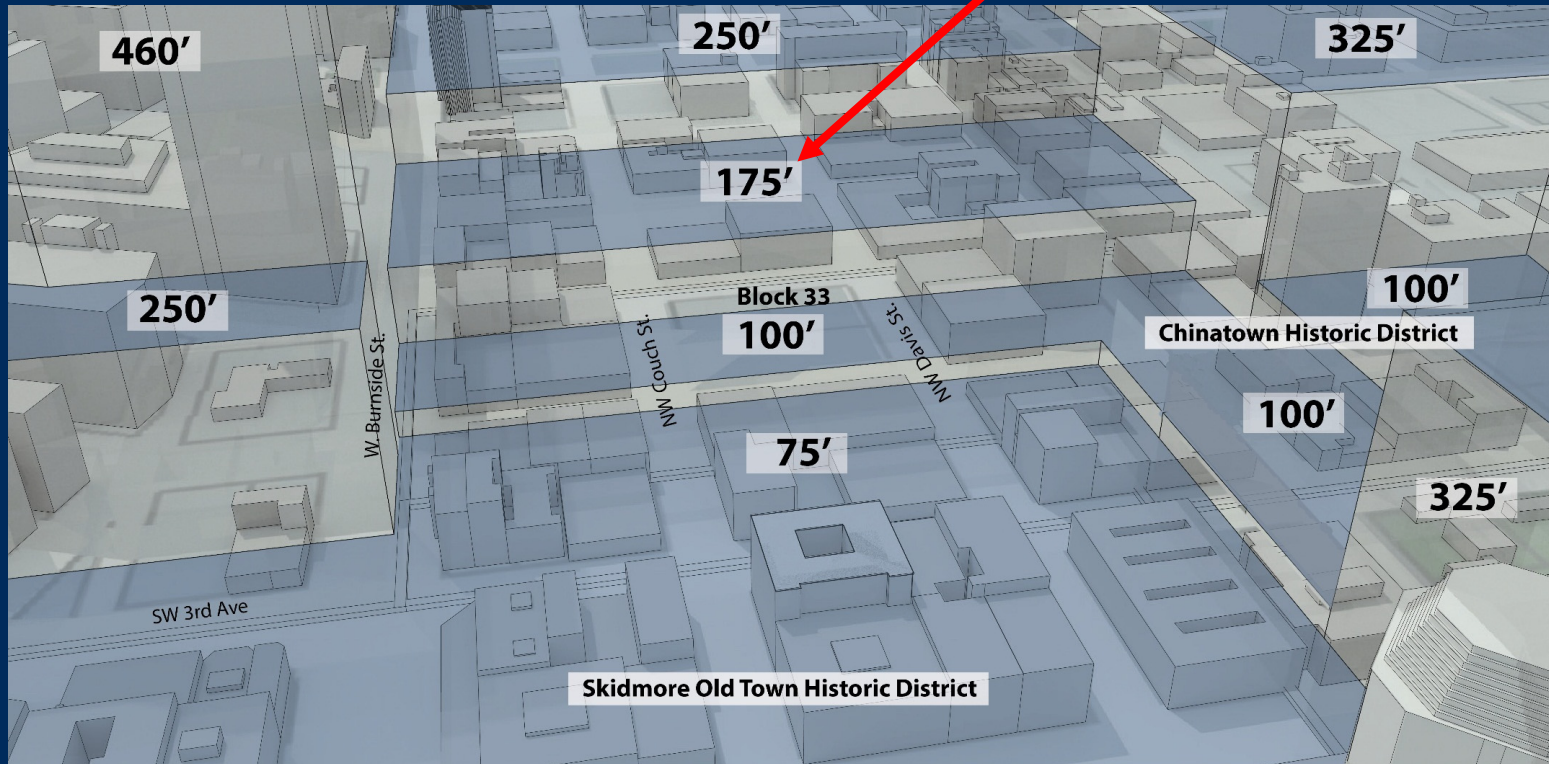


# Old Town/Chinatown: Existing Height Limits



# Old Town/Chinatown: Proposed Height Limits

## Revised Proposal = 150'

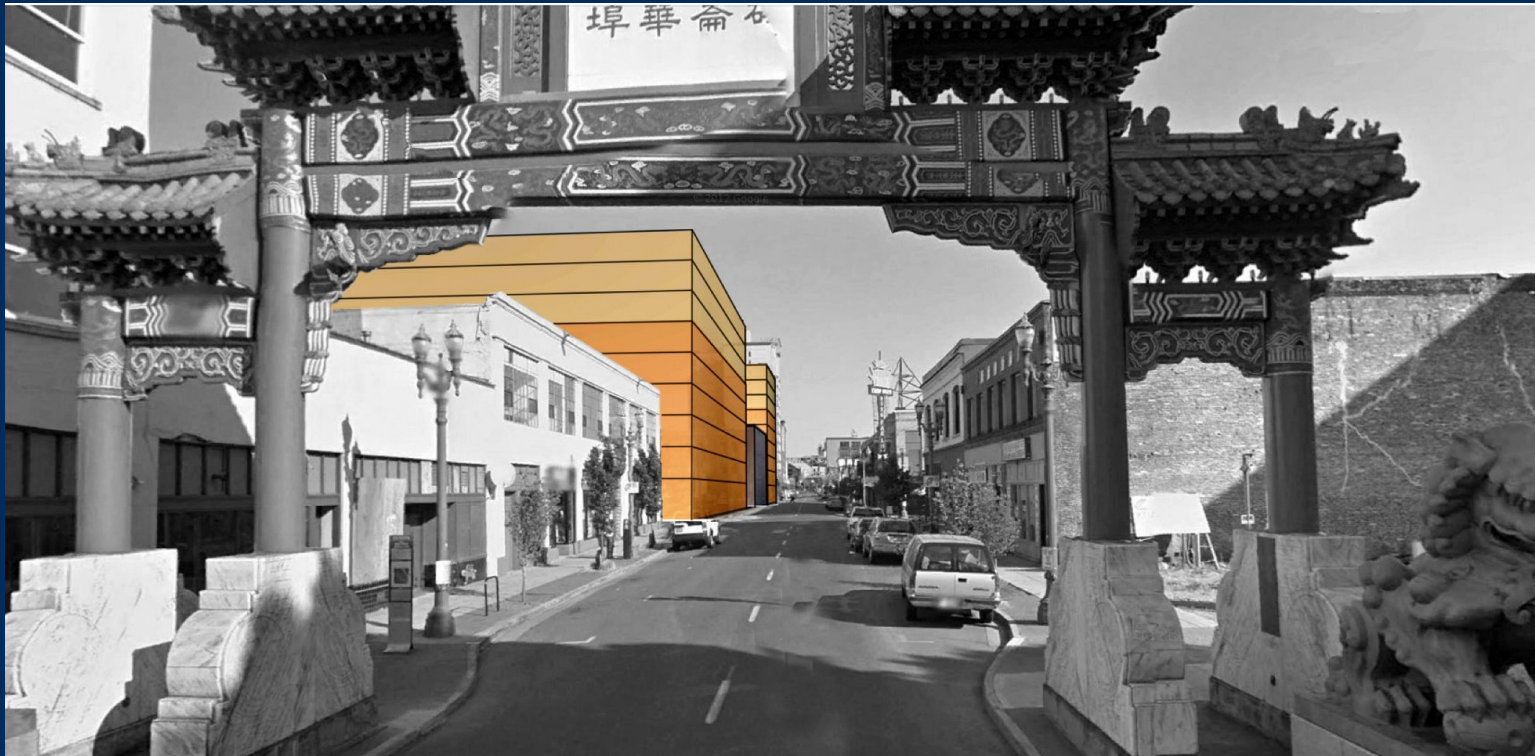




# Old Town/Chinatown: Building Volumes with Existing Height Limits (100')



# Old Town/Chinatown: Looking N along NW 4<sup>th</sup> (100')





# Old Town/Chinatown: Building Volumes with Proposed Height Limits (150')

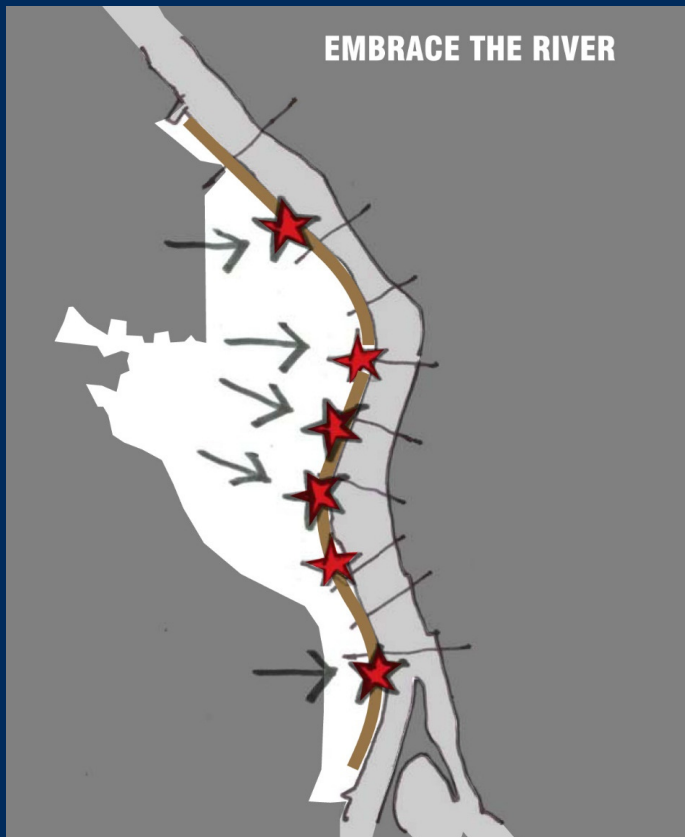


# Old Town/Chinatown: Looking N along NW 4<sup>th</sup> (150')





## 2. Bridgeheads



1. Flexibility for constrained sites
2. Bring day-to-day activity/density closer to waterfront
3. Protect adjacent historic districts
4. Recommended in 1972 Downtown Plan and 1988 Central City Plan



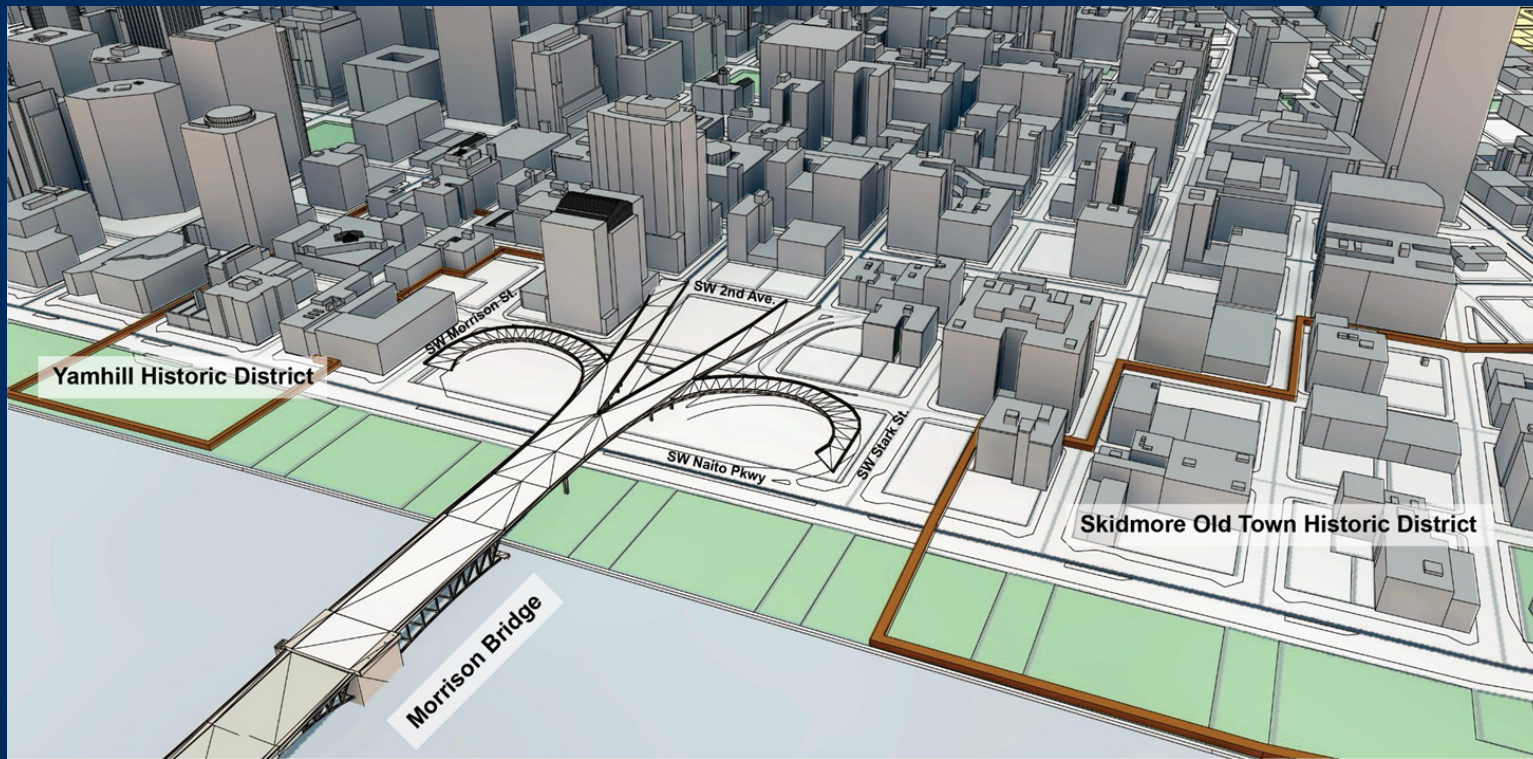
**EXISTING**



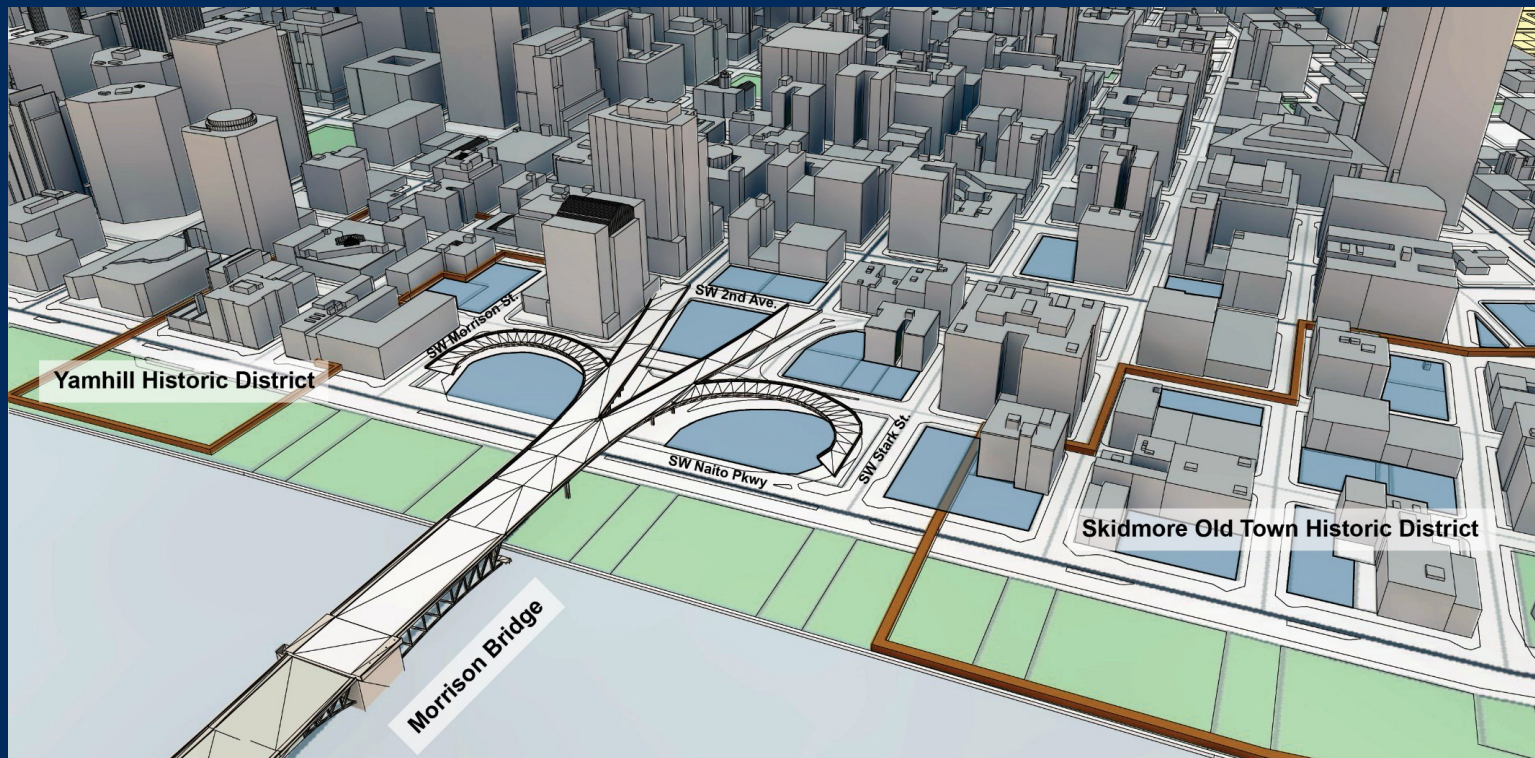
**PROPOSED**



# Morrison Bridgehead: Existing Conditions

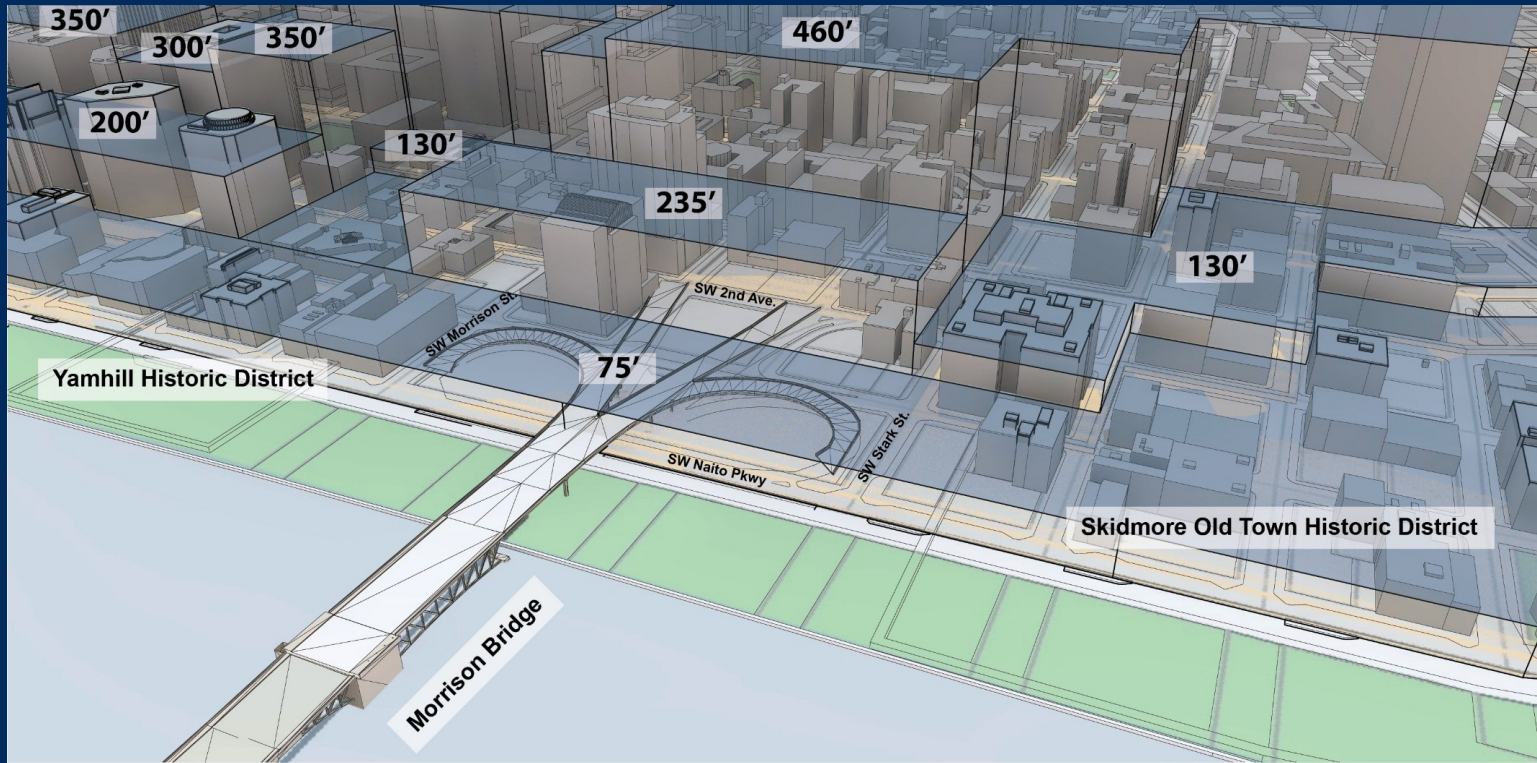


# Morrison Bridgehead: Redevelopment Sites

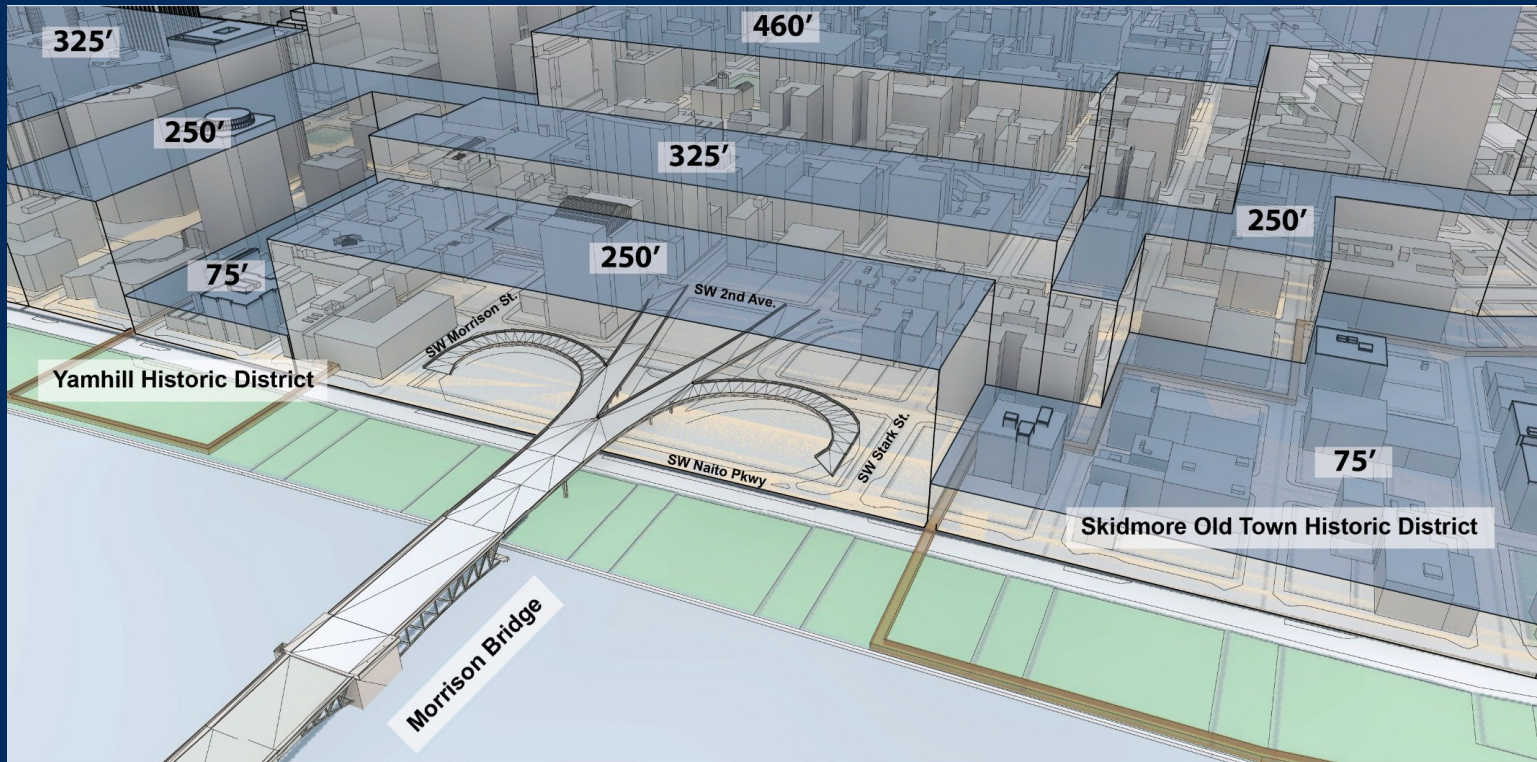




# Morrison Bridgehead: Existing Height Limits

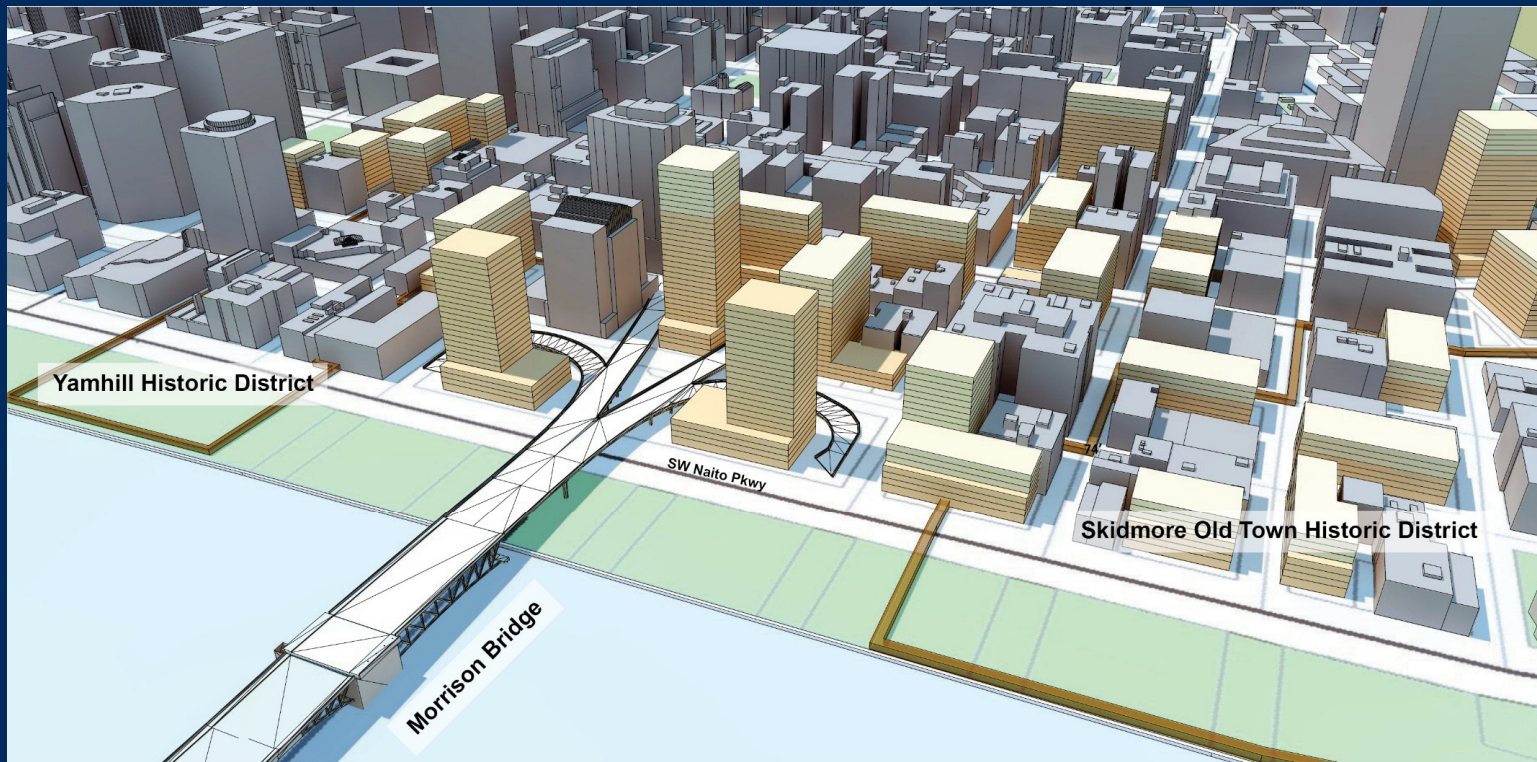


# Morrison Bridgehead: Proposed Height Limits

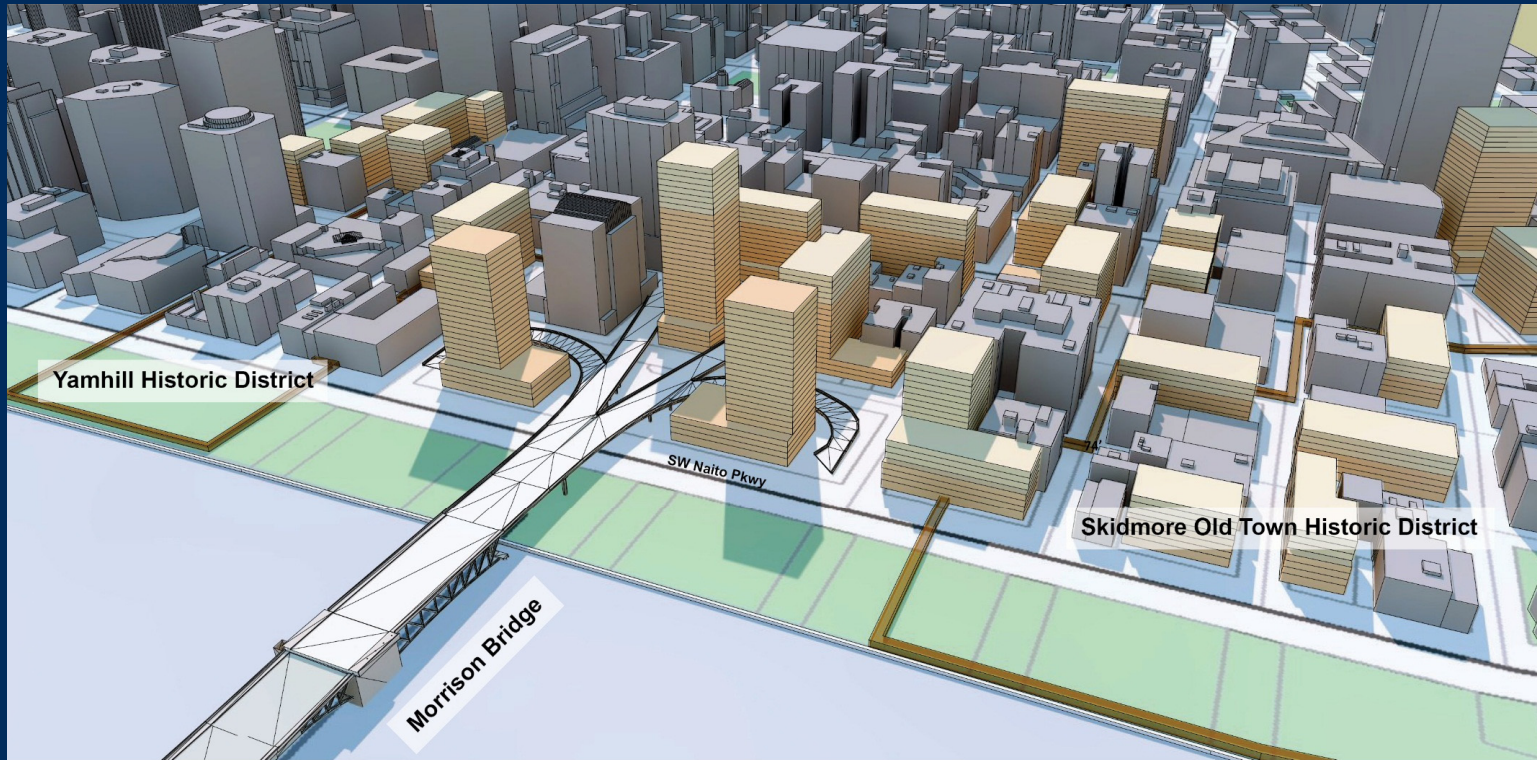




# Morrison Bridgehead: Building Volumes with Proposed Height Limits & Shadow Study April 21, 12 PM

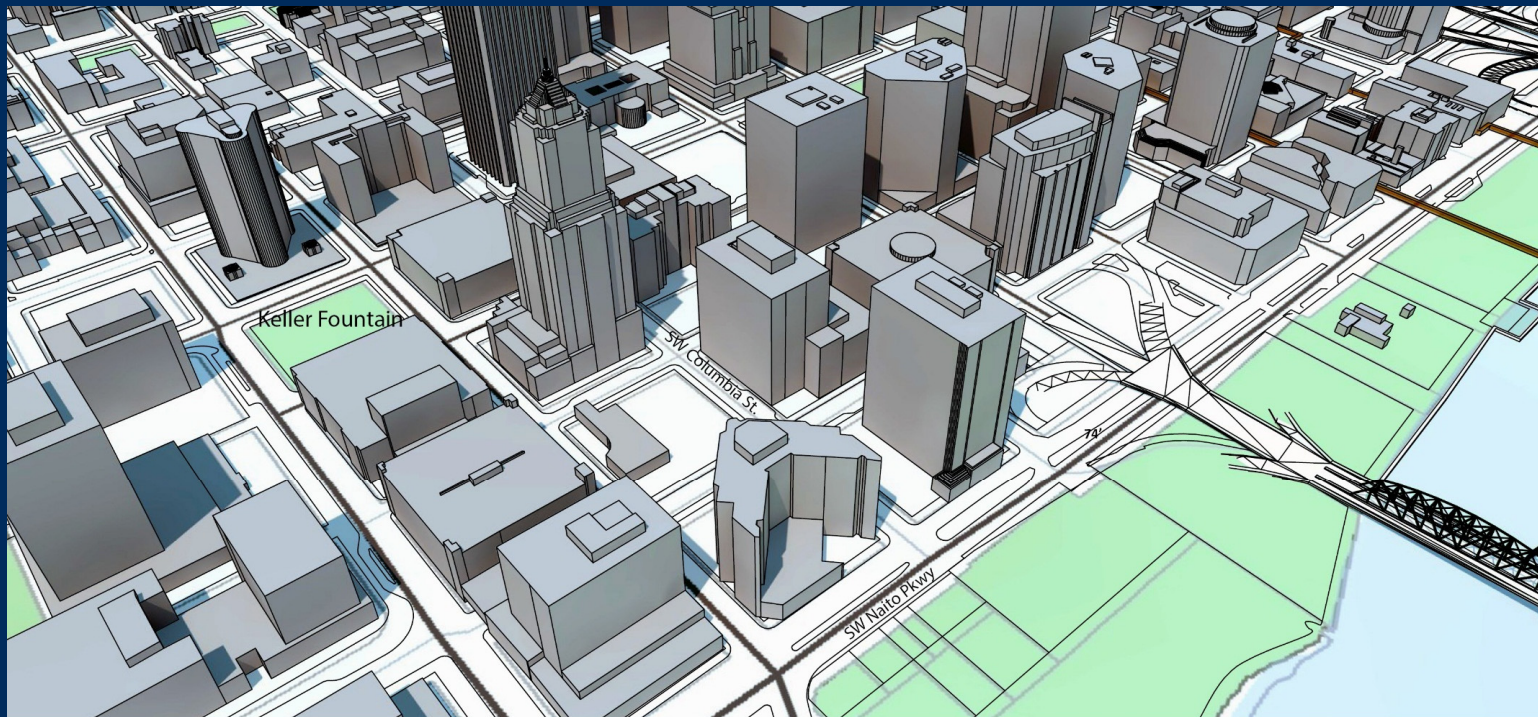


# Morrison Bridgehead: Building Volumes with Proposed Height Limits & Shadow Study April 21, 3 PM

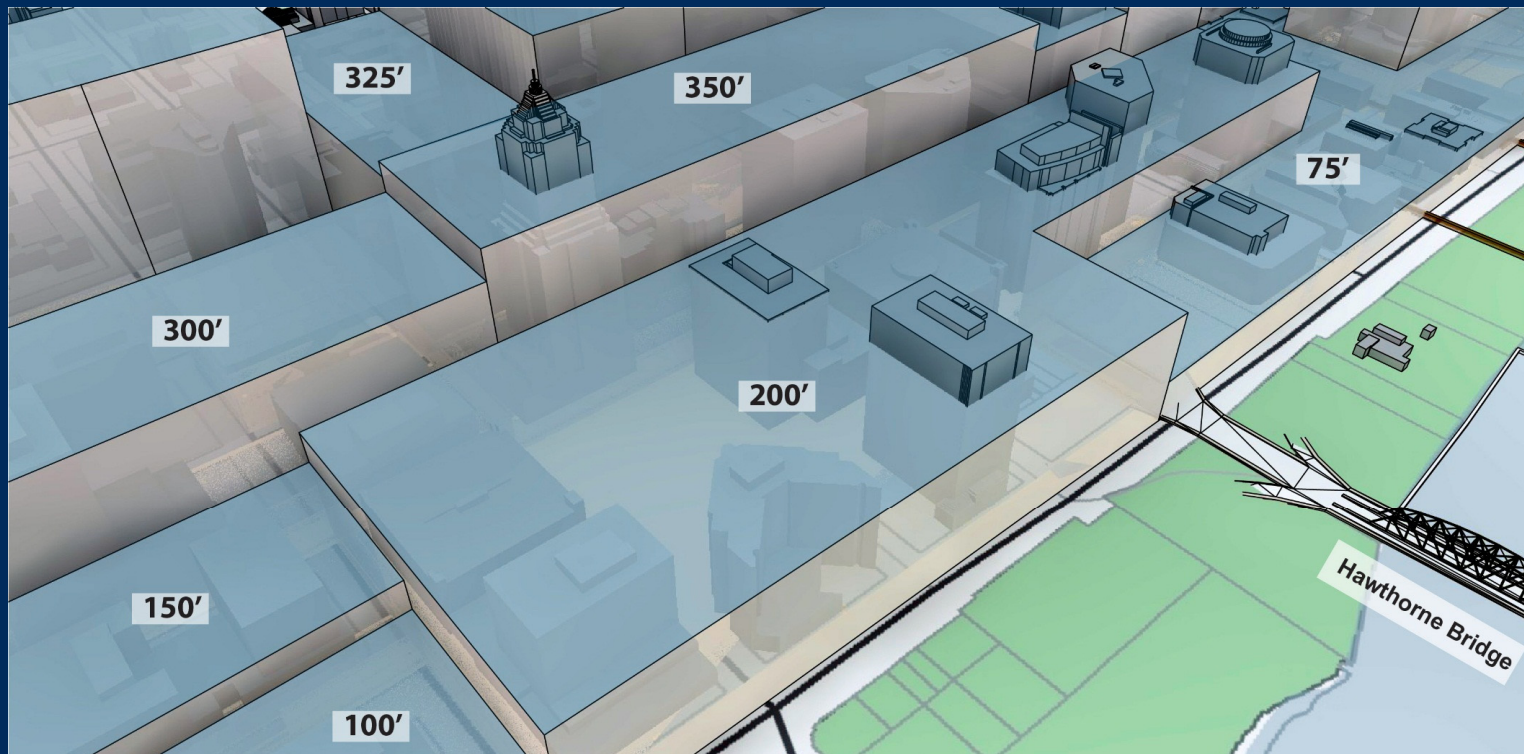




# Hawthorne Bridgehead: Existing Conditions

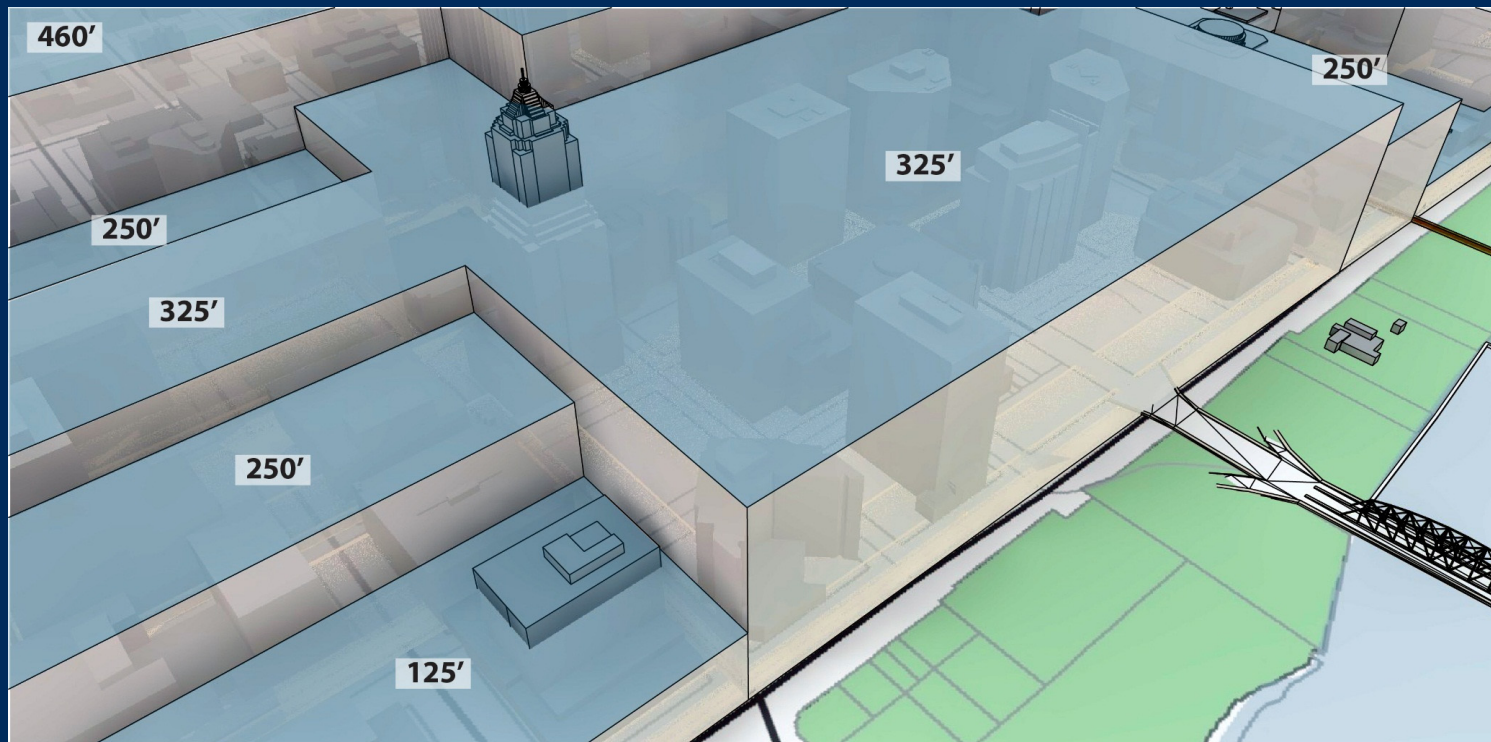


# Hawthorne Bridgehead: Existing Height Limits

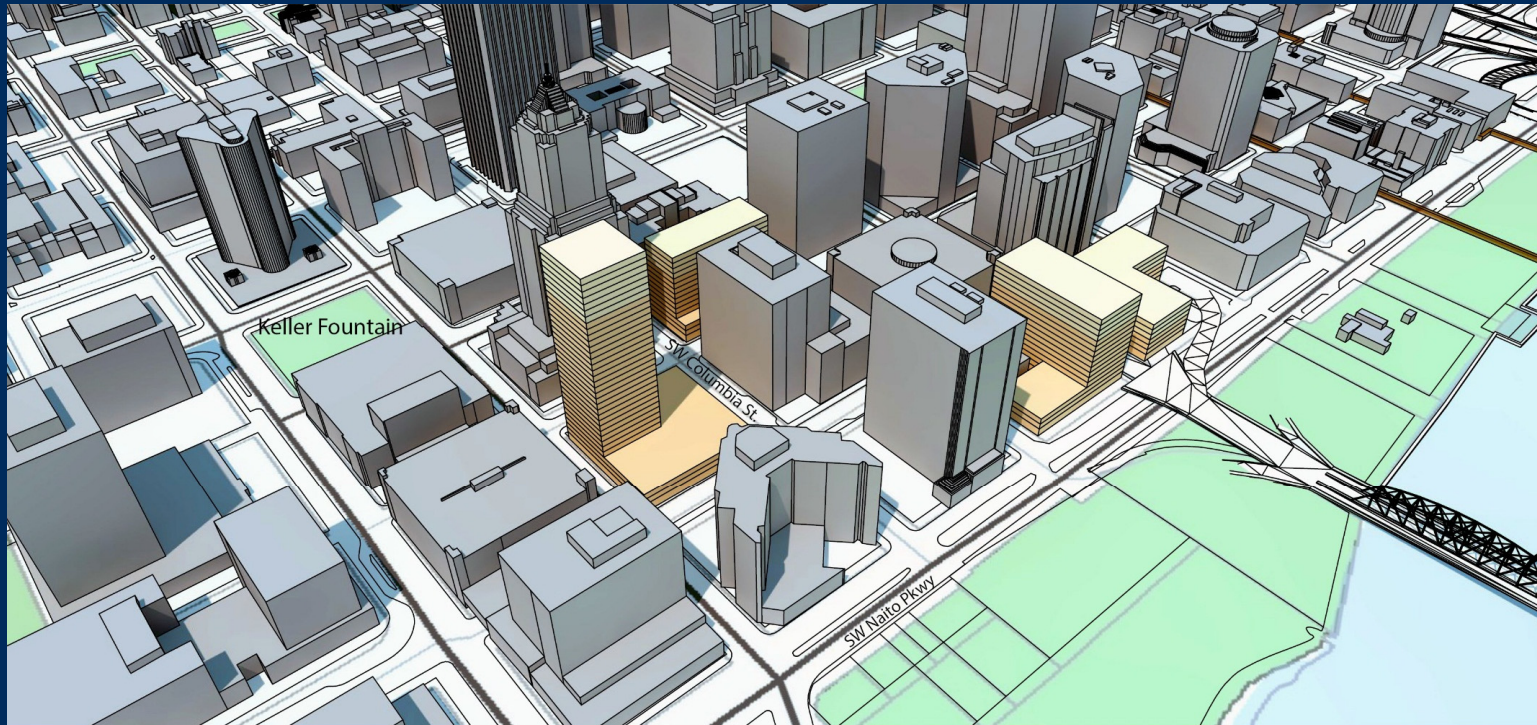




# Hawthorne Bridgehead: Proposed Height Limits



# Hawthorne Bridgehead: Building Volumes with Proposed Height Limits





### 3. South Transit Mall

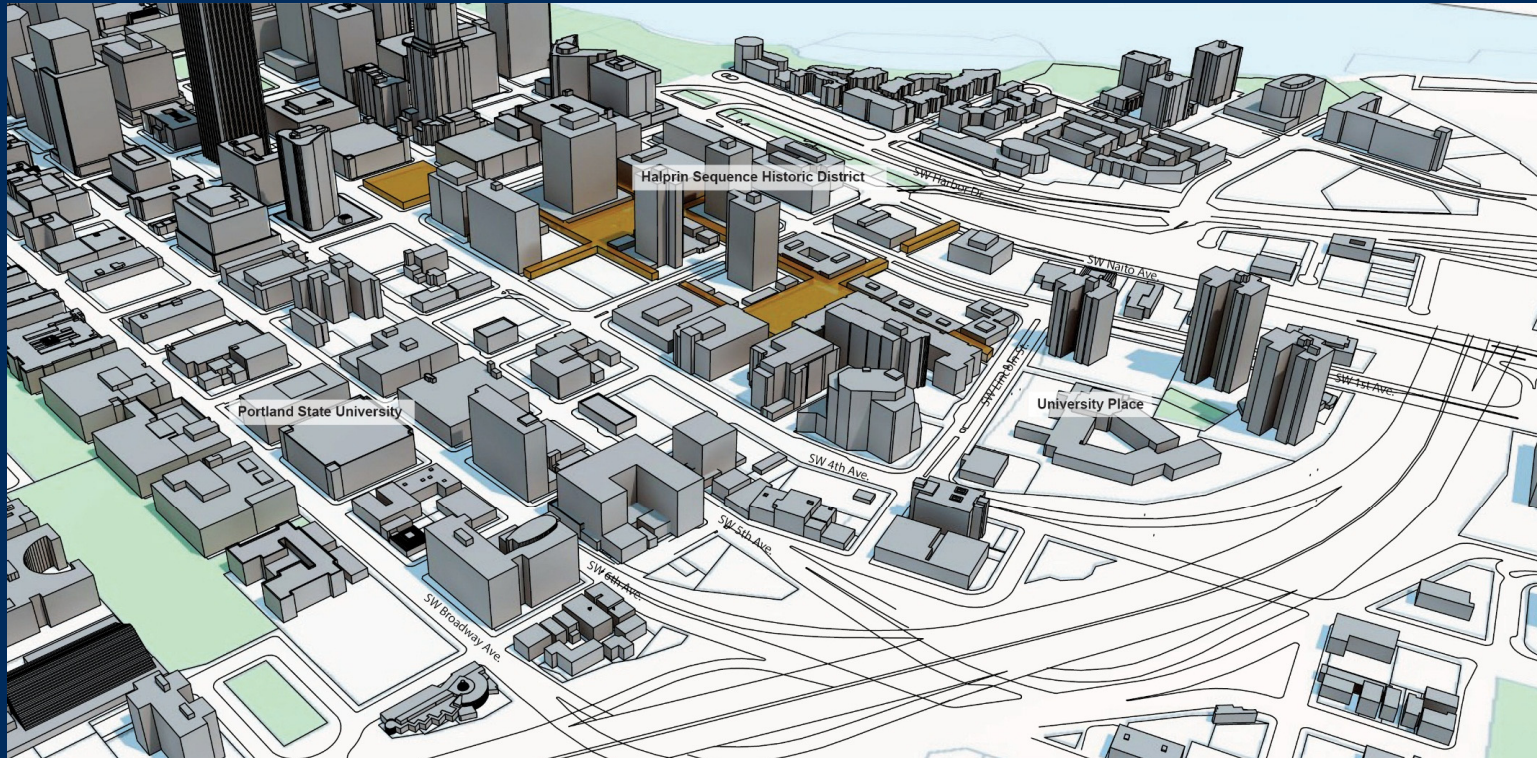


- Put more development/design flexibility on regional transit
- Development opportunities on northern portions
- SAC interested in additional FAR but need to check transportation impact



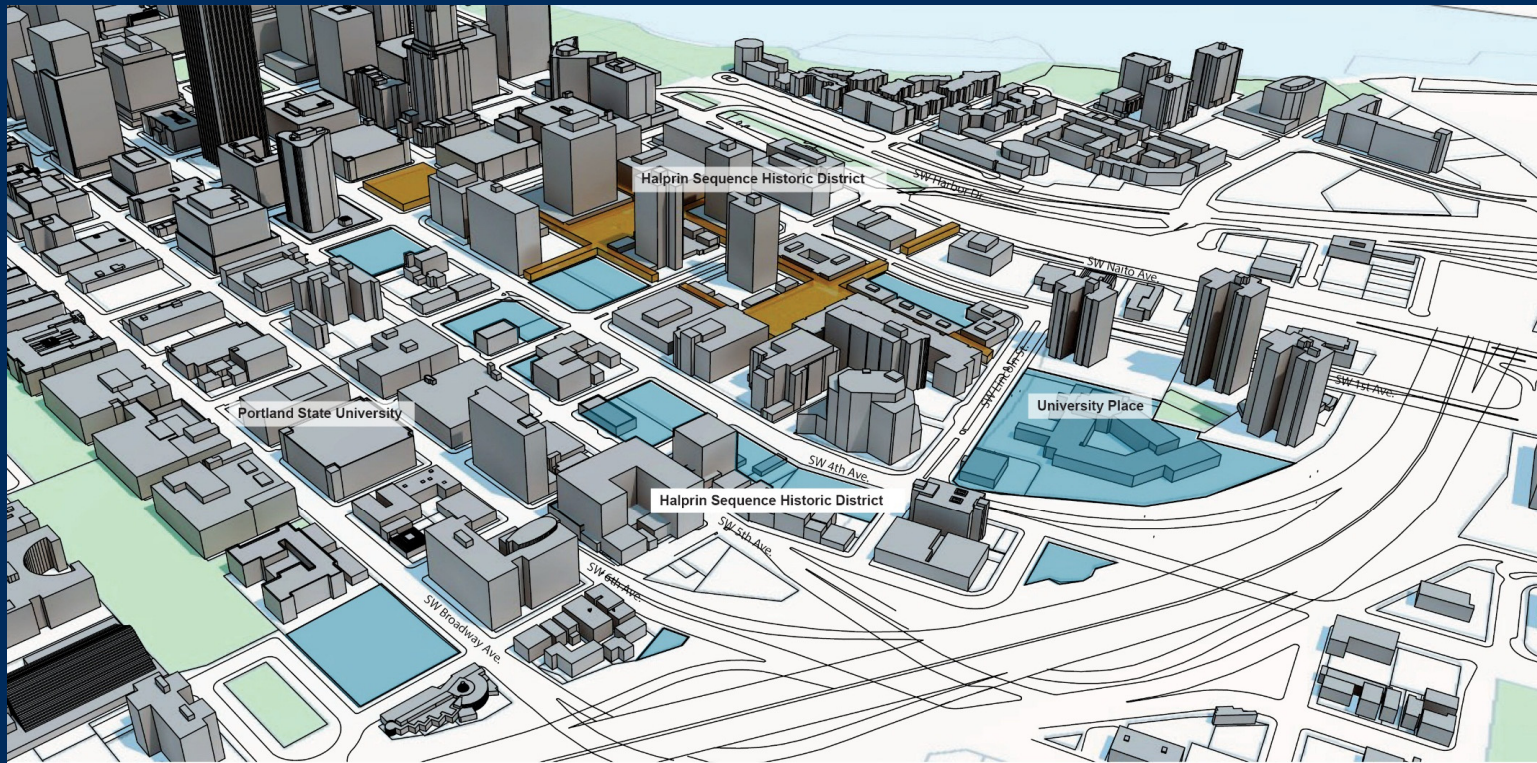


# South Transit Mall: Existing Conditions



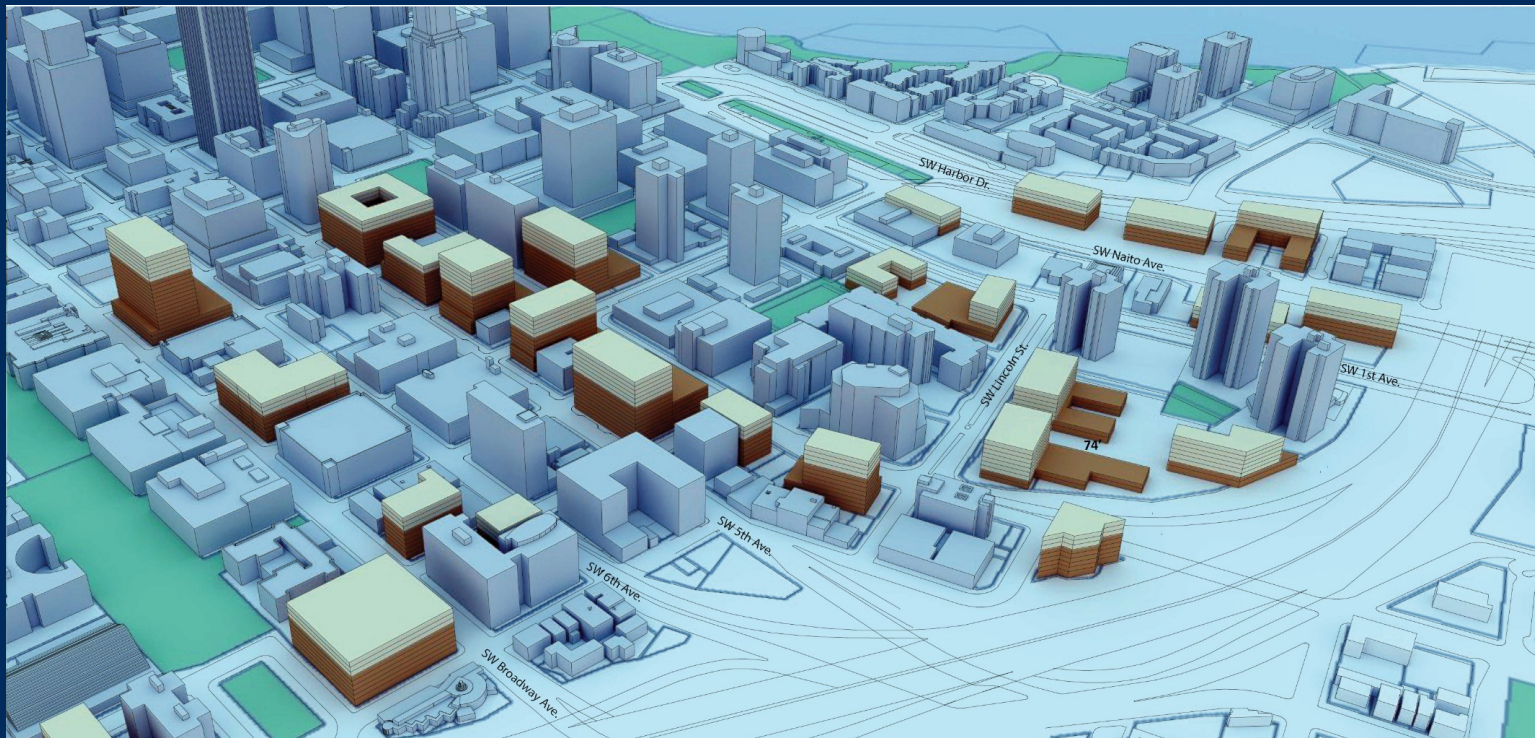


# South Transit Mall: Redevelopment Sites



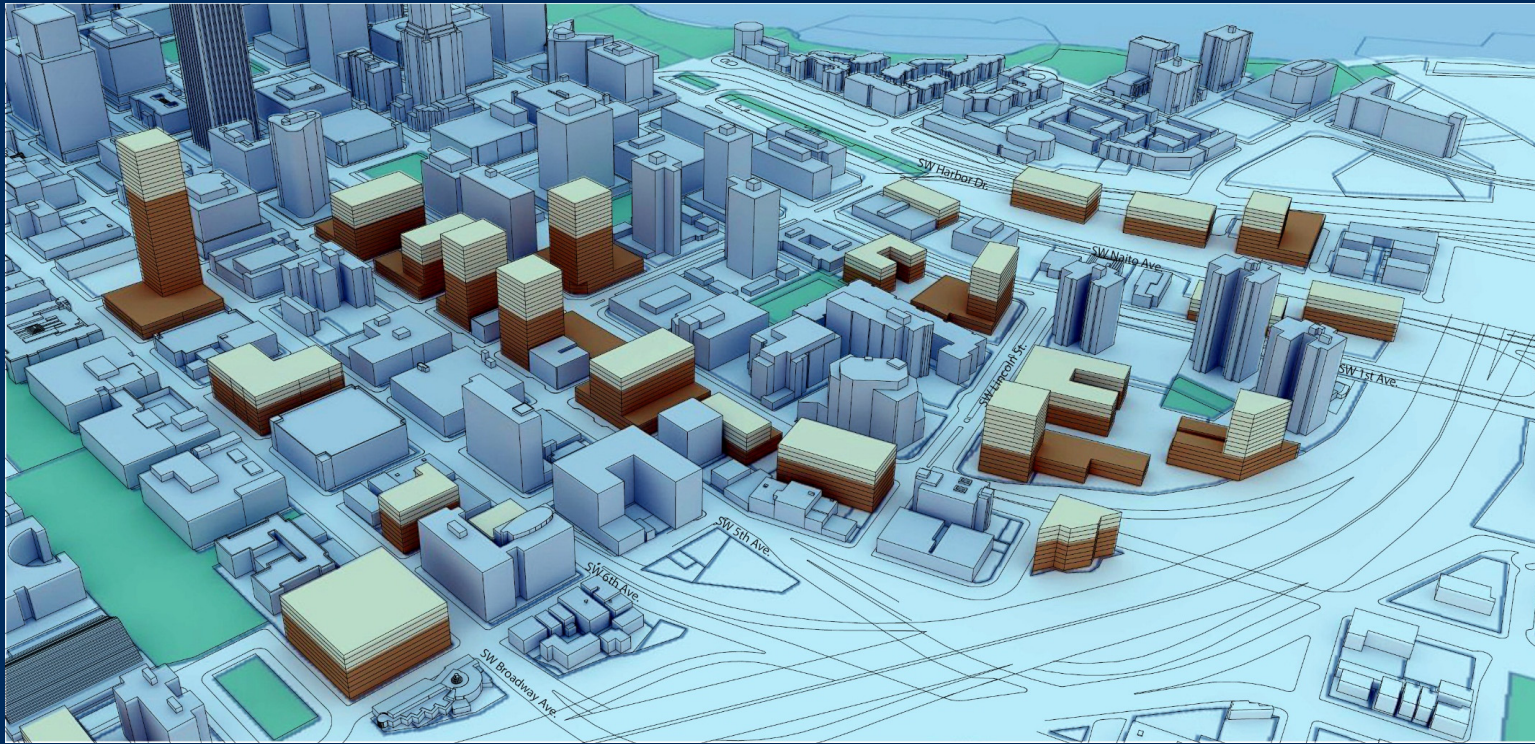


# South Transit Mall: Building Volumes with Existing Height Limits





# South Transit Mall: Building Volumes with Proposed Height Limits





## 5. South Pearl District 6. Pearl District Waterfront



175 ft to 250 ft. in return for:

- Transfer from historic buildings
- Public waterfront improvements

