Central City 2035:
West Quadrant Plan

Planning and Sustainability Commission
Work Session
December 9, 2014
Work Session Agenda

1. Discussion:
   a. Affordable Housing
   b. Bridgehead Heights
   c. West End heights

2. Other Discussion Items?

3. Vote on amended plan

4. Transmittal letter
Affordable Housing

Policy Nesting

Comprehensive Plan
Goals and Policies

Central City 2035 Concept
Plan/Central Citywide
Goals, Policies and Actions

District Plans
Policies and Actions
NEW GOAL:

Goal H: Add to the affordable housing supply of the Central City to maintain and grow the racial, ethnic and economic diversity of the Central City.

NEW TARGET

2035 Performance Target: Housing

30 percent of all housing in the Central City will be affordable to households in the 0% to 80% MFI bracket.
Affordable Housing

Central City in context

Distribution of Citywide Housing Units and Subsidized Units by Planning District

Source: Metro, 2011
CC2035 Affordable Housing

REVISED POLICIES:

18. Housing Affordability. Continue to develop new affordable housing in the Central City so that approximately 30% of the total housing in the Central City is affordable to households between 0% and 80% MFI.

Increase the supply of housing affordable to working households in the 50% to 80% MFI bracket, households for whom the Central City’s access to jobs and transit can be particularly beneficial.

18. Public Investment in Affordable Housing. For public affordable housing resources, prioritize funding for housing programs and investment to meet the unmet needs of extremely low and very low-income households (0-50% MFI).
OTHER POLICY CHANGES:

• New Central City-wide policy and action related to closing minority homeownership gap

• Revised district-level housing policies to be consistent with the Central City-wide policy
Morrison Bridgehead Heights

Morrison Bridgehead: Redevelopment Sites
Morrison Bridgehead Heights

B. Concerns about step-down to the river

Morrison Bridgehead: Existing Max Height Envelopes
Morrison Bridgehead Heights

Morrison Bridgehead: Proposed Max Height Envelopes

325’
250’
75’

Yamhill Historic District

Morrison Bridge

460’

SW Morrison St

SW Naito Pkwy

SW 2nd Ave

SW Dawson St

Skidmore Old Town Historic District
Morrison Bridgehead Heights

A. Shading impact concerns

Morrison Bridgehead: Shadow Study April 21, 3 p.m.
Morrison Bridgehead Heights
Hawthorne Bridgehead Heights

Hawthorne Bridgehead: Existing Conditions
Hawthorne Bridgehead Heights

Hawthorne Bridgehead: Existing Max Height Envelopes
Hawthorne Bridgehead Heights

Hawthorne Bridgehead: Proposed Max Height Envelopes

- 460’
- 325’
- 250’
- 125’
- 250’
- 325’
- 250’
Hawthorne Bridgehead Heights

Hawthorne Bridgehead: Building Volumes with Proposed Height Limits
Hawthorne Bridgehead Heights

Hawthorne Bridgehead: Shadow Study April 21, 3 p.m.
West End Maximum Building Heights

Pre-1988 Central City Plan

Post-1988 Central City Plan

Post-2002 West End Plan
West End Maximum Building Heights

Historic Landmarks
West End Maximum Building Heights
2,000 new jobs; 3,000 new housing units
Other items for discussion
Proposed Motion:

Forward the Proposed Draft West Quadrant Plan as amended to the City Council for their consideration.

- Including amendments in Attachment D (as modified) and
- (any amendments from PSC discussion items).
Transmittal Letter

Guidance to Staff