

# Multnomah County Health Department HQ Project

## City Council Hearing 6/17/15



Bureau of Planning and Sustainability

Innovation. Collaboration. Practical Solutions.

*City of Portland, Oregon*

*Charlie Hales, Mayor • Susan Anderson, Director*

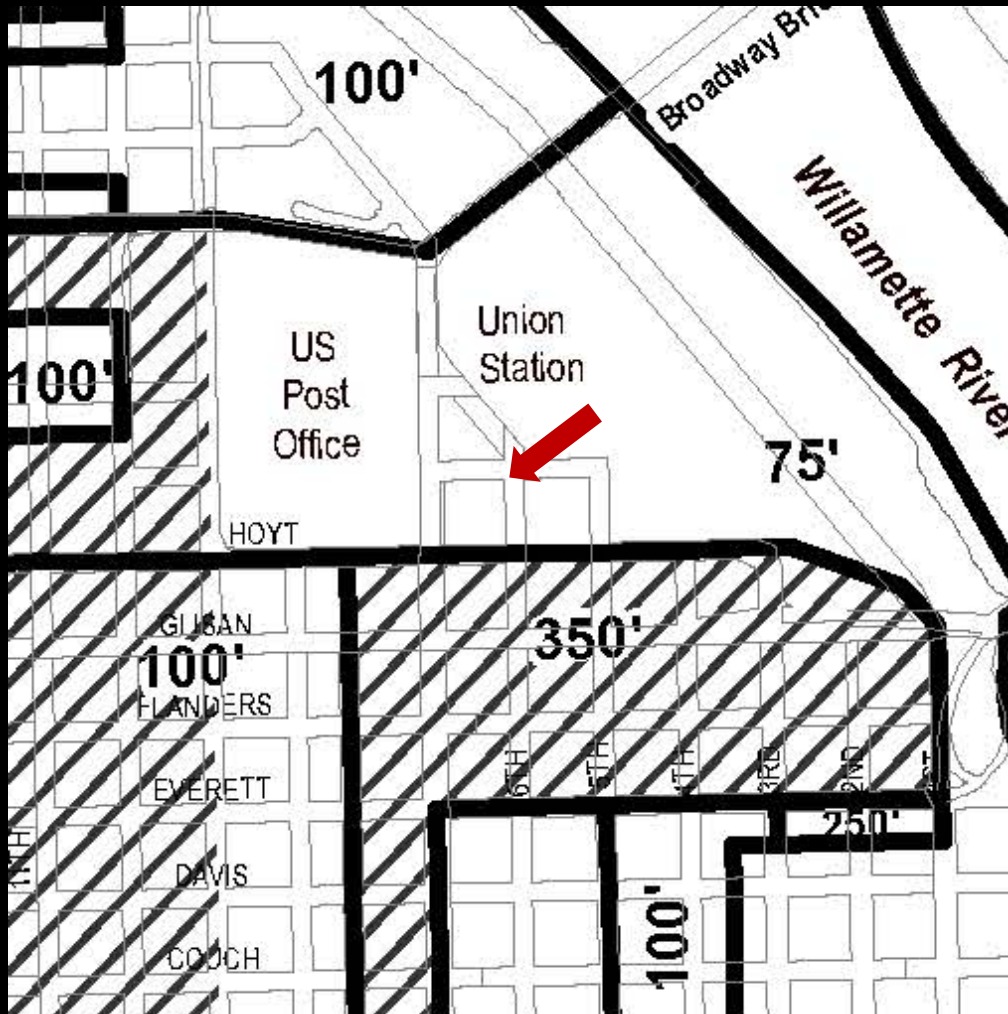


# Block "U"



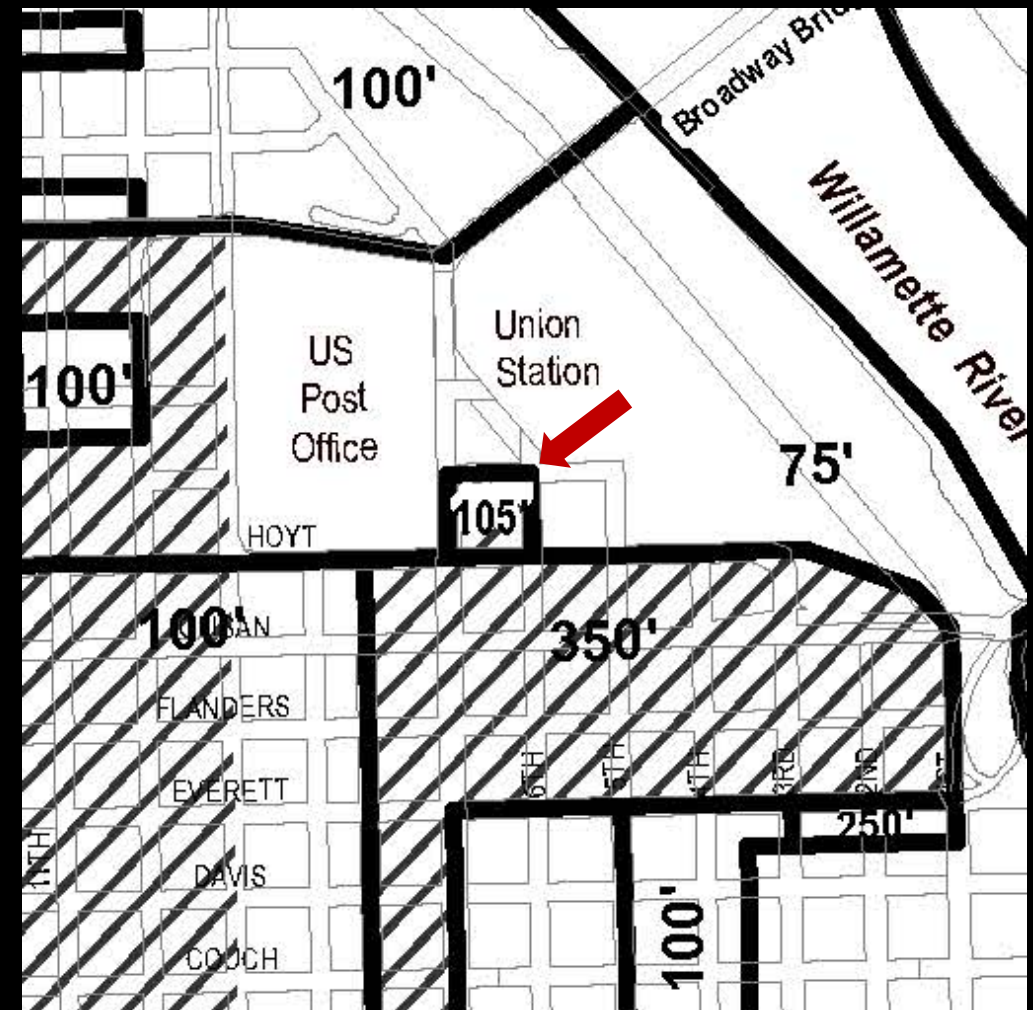


## Map 510-3: Existing



Area eligible for general  
and housing height bonus

## Map 510-3: Proposed



1. Increase Base Height to 105' and
2. Make Eligible for 45' of Bonus Height = 150' Max

West Quadrant Plan  
Proposed Maximum Heights  
(inclusive of bonuses)

■ = Block U



# Central City FAR Bonus and Transfer Options

- **Housing**
- **Day Care**
- **Rooftop Gardens**
- **Public Art**
- **Water Features/Fountains**
- **Locker Rooms and Bike Parking**
- **Eco-Roofs**
- **Affordable Housing Fund**
- **SRO Hotels (Transfer)**
- **Historic Landmarks (Transfer)**

**Each 1:1 of FAR earned through bonuses and/or transfers earn 15 ft. of bonus height, up to a maximum of 45 ft.**

**Bonus FAR and height evaluated as part of Design Review**

# Economic, Social, Environmental and Energy (ESEE) Analysis

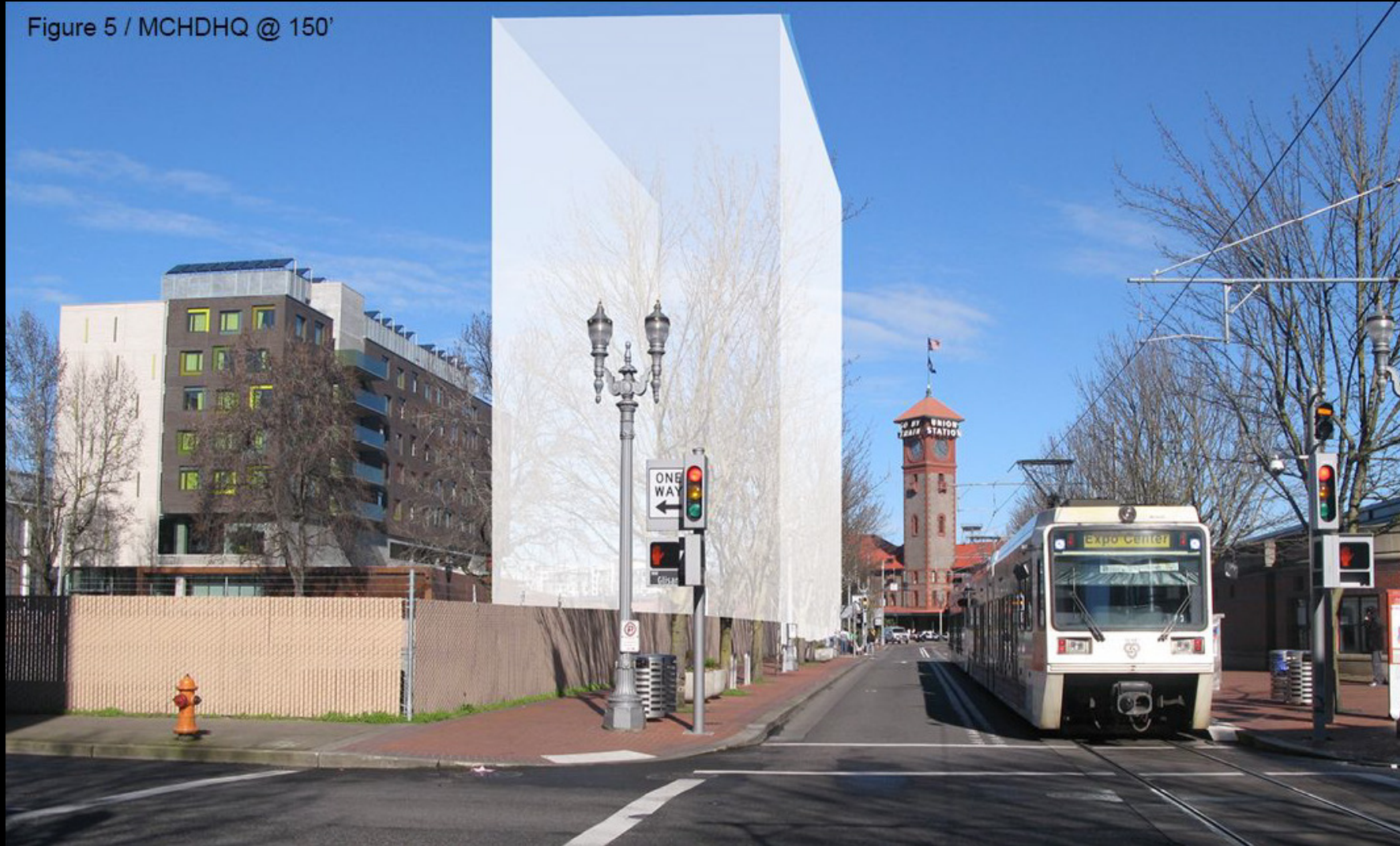
## Impacts to Union Station Clock Tower Views

Key Views of Clock Tower	Maximum Height		
	75 ft.	105 ft.	150 ft.
1. NW 6th and Glisan	None	None	None
2. Steel Bridge	None	Minor	Minor
3. Broadway Bridge	None	Minor	Minor
4. N Thunderbird Way	None	None	None



## From NW 6<sup>th</sup> Ave. at Glisan

Figure 5 / MCHDHQ @ 150'





# From Steel Bridge

Figure 10 / MCHDHQ @ 150'





# From Broadway Bridge

Figure 15 / MCHDHQ @ 150'





## From N Thunderbird Way

Figure 20 / MCHDHQ @ 150'

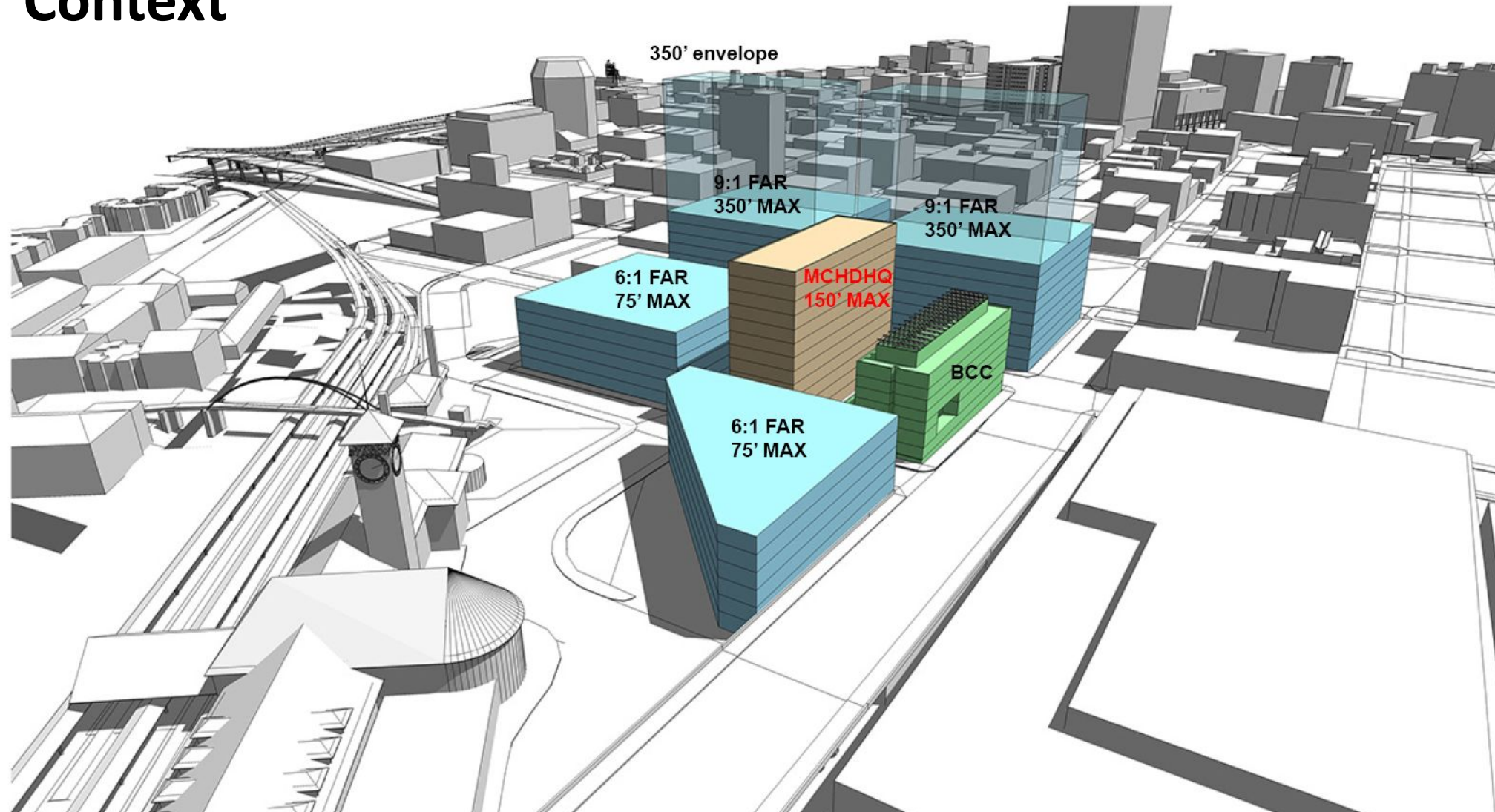




## VIEW CORRIDOR ANALYSIS

Figure 23 / MCHDHQ with 150' max height in relation to future development potential

# Context



## Outreach: Key Stakeholders

- Old Town/Chinatown Community Association (Leadership, Land Use Committee and General Meeting)
- Pearl District Neighborhood Association Planning Committee
- Bud Clark Commons: Home Forward & Transitions Projects
- Portland Housing Bureau
- Portland Development Commission Staff
- PNCA
- Portland Historic Landmarks Commission



## April 28, 2015 PSC Hearing

- Public testimony generally in favor of proposal
- Planning and Sustainability Commission voted unanimously to forward the proposal to City Council for approval

# Requested City Council Action

**Pass the Ordinance that:**

- ***Adopts Exhibit A, Multnomah County Health Department Headquarters Project: Planning and Sustainability Commission Recommended Draft and its appendix, dated June 3, 2015;***
- **Amends Title 33: Planning and Zoning, as shown in Exhibit A;**
- **Adopts the commentary and discussion in Exhibit A and its appendix as legislative intent and further findings.**



# Thank You



