



PLAZA SIZING - OREGON SQUARE

Portland Zoning Code 33.510 – 49

Shadow Standards (Plaza or Park) – North Pearl Subarea

33.510.251 Additional Standards in the North Pearl Subarea. Sites in the North Pearl Subarea south of the Fremont Bridge must meet the following standards:

A. Special building height. A special building height corridor shown on Map 510-19 is designated along NW 13th Avenue. In this corridor the portion of a building that is within 20 feet of the property line along NW 13th Avenue may be no more than 75 feet in height. Adjustments and modifications to this requirement are prohibited.

B. Open area requirement.

1. Purpose. The open area requirement promotes adequate amounts of light and air, year-round opportunities for outdoor active and passive recreation, visual relief from the built environment, and facilitates circulation for pedestrians to and throughout the North Pearl Subarea. The open area requirement is intended to produce open areas at a scale comparable to what large sites would have if divided by the 200 foot street grid pattern.

2. The open area requirement.

a. On sites over 40,000 square feet in the North Pearl Subarea, a minimum of 30 percent of the area over 40,000 square feet must be devoted to open area. The boundaries of the subarea are shown on Map 510-1 at the end of this chapter.

b. Sites where at least one-half the site area is in industrial use are exempt from the open area requirement. However, changes resulting in more than one-half of the site area being in non-industrial uses require compliance with the open area requirement.

Title 33, Planning and Zoning
6/5/15

Chapter 33.510
Central City Plan District

2. Walkways may not constitute more than 25 percent of the required open area.

3. Shadow standard. Parks and plazas must be sited so that shadows from buildings cover no more than 50 percent of a park or plaza at noon and 75 percent at 3:00 PM on April 21 of any year. Trees are not to be included in consideration of the limitation on shadows.

4. Tree standard. A minimum of one tree per 1,000 square feet of plaza or park area is required.

5. Border standard. Peripheral lines of trees, low walls, planters, or other similar treatment along the edges are required to ensure that parks and plazas have clearly defined borders.

6. Linkages. Open areas and walkways must provide safe, attractive, and convenient linkages to adjacent development and sidewalks.

7. Design quality. Open areas must be designed and constructed at a high level of quality consistent with an attractive, pleasant, and convenient environment for pedestrians.

12PM, APRIL 21ST

BASED ON INTERIOR PLAZA AREA - 87,302 SF

16% Shaded

>50% Shaded

3PM, APRIL 21ST

BASED ON INTERIOR PLAZA AREA - 87,302 SF

61% Shaded

>75% Shaded

These images show the shadows cast on the square on April 21st, the day which is used in Portland's City Zoning Code to draw maximum values for shaded area of a public square/park.

SHADOW STUDY, BASED ON 33.510 - 49

GBD Architects Incorporated | PLACE

XB.22

Portland Zoning Code 33.510 – 49

Shadow Standards (Plaza or Park) – North Pearl Subarea

33.510.251 Additional Standards in the North Pearl Subarea. Sites in the North Pearl Subarea south of the Fremont Bridge must meet the following standards:

A. Special building height. A special building height corridor shown on Map 510-19 is designated along NW 13th Avenue. In this corridor the portion of a building that is within 20 feet of the property line along NW 13th Avenue may be no more than 75 feet in height. Adjustments and modifications to this requirement are prohibited.

B. Open area requirement.

1. Purpose. The open area requirement promotes adequate amounts of light and air, year-round opportunities for outdoor active and passive recreation, visual relief from the built environment, and facilitates circulation for pedestrians to and throughout the North Pearl Subarea. The open area requirement is intended to produce open areas at a scale comparable to what large sites would have if divided by the 200 foot street grid pattern.

2. The open area requirement.

a. On sites over 40,000 square feet in the North Pearl Subarea, a minimum of 30 percent of the area over 40,000 square feet must be devoted to open area. The boundaries of the subarea are shown on Map 510-1 at the end of this chapter.

b. Sites where at least one-half the site area is in industrial use are exempt from the open area requirement. However, changes resulting in more than one-half of the site area being in non-industrial uses require compliance with the open area requirement.

Title 33, Planning and Zoning
6/5/15

Chapter 33.510
Central City Plan District

2. Walkways may not constitute more than 25 percent of the required open area.

3. Shadow standard. Parks and plazas must be sited so that shadows from buildings cover no more than 50 percent of a park or plaza at noon and 75 percent at 3:00 PM on April 21 of any year. Trees are not to be included in consideration of the limitation on shadows.

4. Tree standard. A minimum of one tree per 1,000 square feet of plaza or park area is required.

5. Border standard. Peripheral lines of trees, low walls, planters, or other similar treatment along the edges are required to ensure that parks and plazas have clearly defined borders.

6. Linkages. Open areas and walkways must provide safe, attractive, and convenient linkages to adjacent development and sidewalks.

7. Design quality. Open areas must be designed and constructed at a high level of quality consistent with an attractive, pleasant, and convenient environment for pedestrians.

12PM, APRIL 21ST

BASED ON REQ'D PLAZA AREA - 10,800 SF:
2% Shaded
>50% Shaded

BASED ON MAX REQ'D PLAZA - 20,000 SF:
2% Shaded
>75% Shaded

3PM, APRIL 21ST

BASED ON REQ'D PLAZA AREA - 10,800 SF:
0% Shaded
>50% Shaded

BASED ON MAX REQ'D PLAZA - 20,000 SF:
7% Shaded
>75% Shaded

These images show the shadows cast on the square on April 21st, the day which is used in Portland's City Zoning Code to draw maximum values for shaded area of a public square/park.

SHADOW STUDY BASED ON PLAZA SIZE REQ'S, ZONING CODE 33.293

GBD Architects Incorporated | PLACE

XB.23