

CENTRALCITY
2035

Introduction to Building Heights in the Central City

PSC Work Session 1 – 9/27/2016



Bureau of Planning and Sustainability

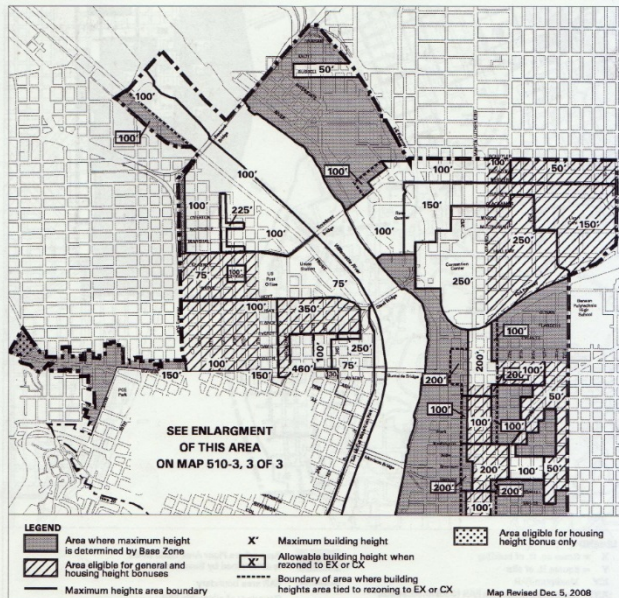
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City of Portland, Oregon

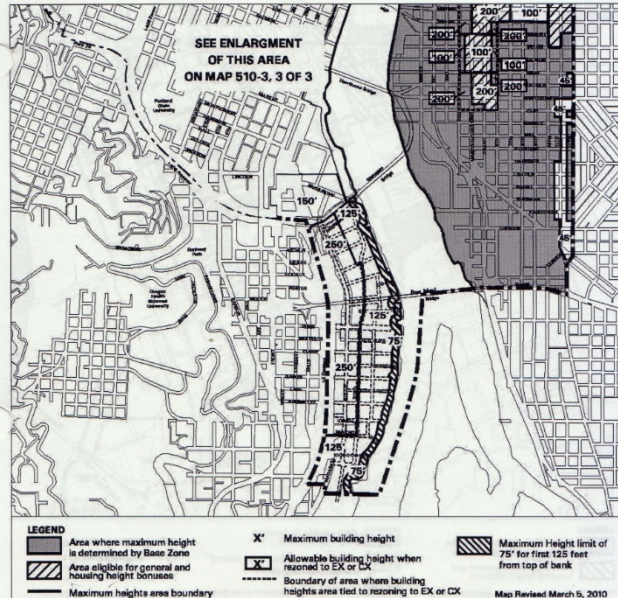
Charlie Helms, Mayor • Susan Anderson, Director



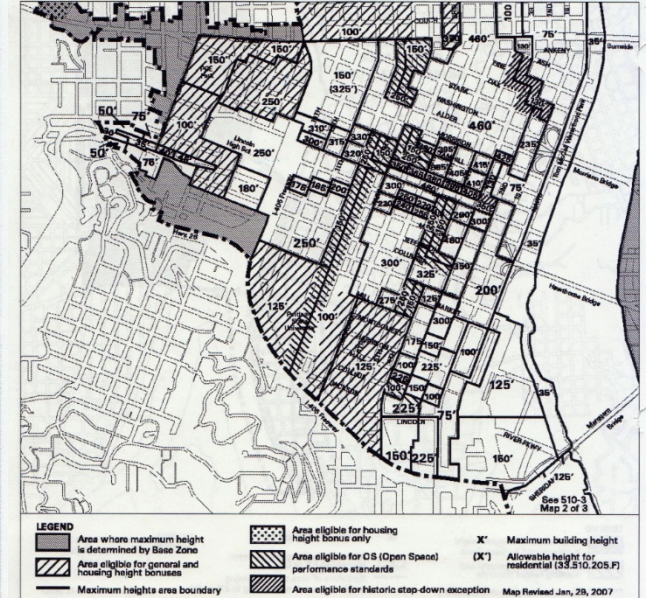
Maximum Building Heights



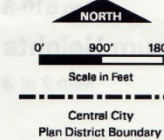
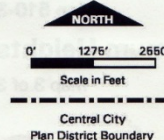
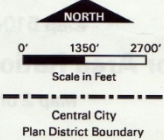
Map 510-3
Maximum Heights
Map 1 of 3



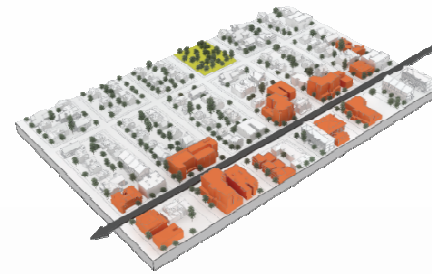
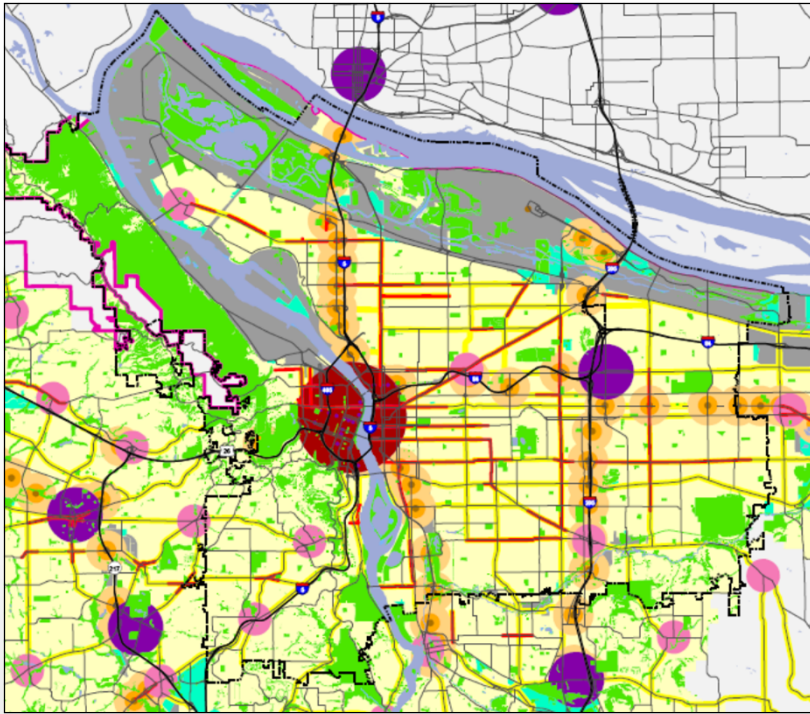
Map 510-3
Maximum Heights
Map 2 of 3



Map 510-3
Maximum Heights
Map 3 of 3



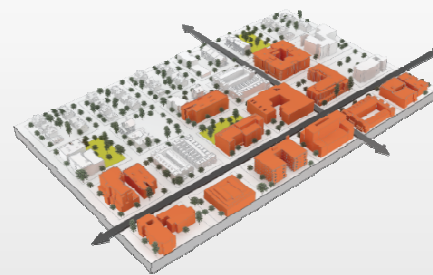
Unique Role of the Central City: 2040 GROWTH CONCEPT



Neighborhood Center



Regional Center



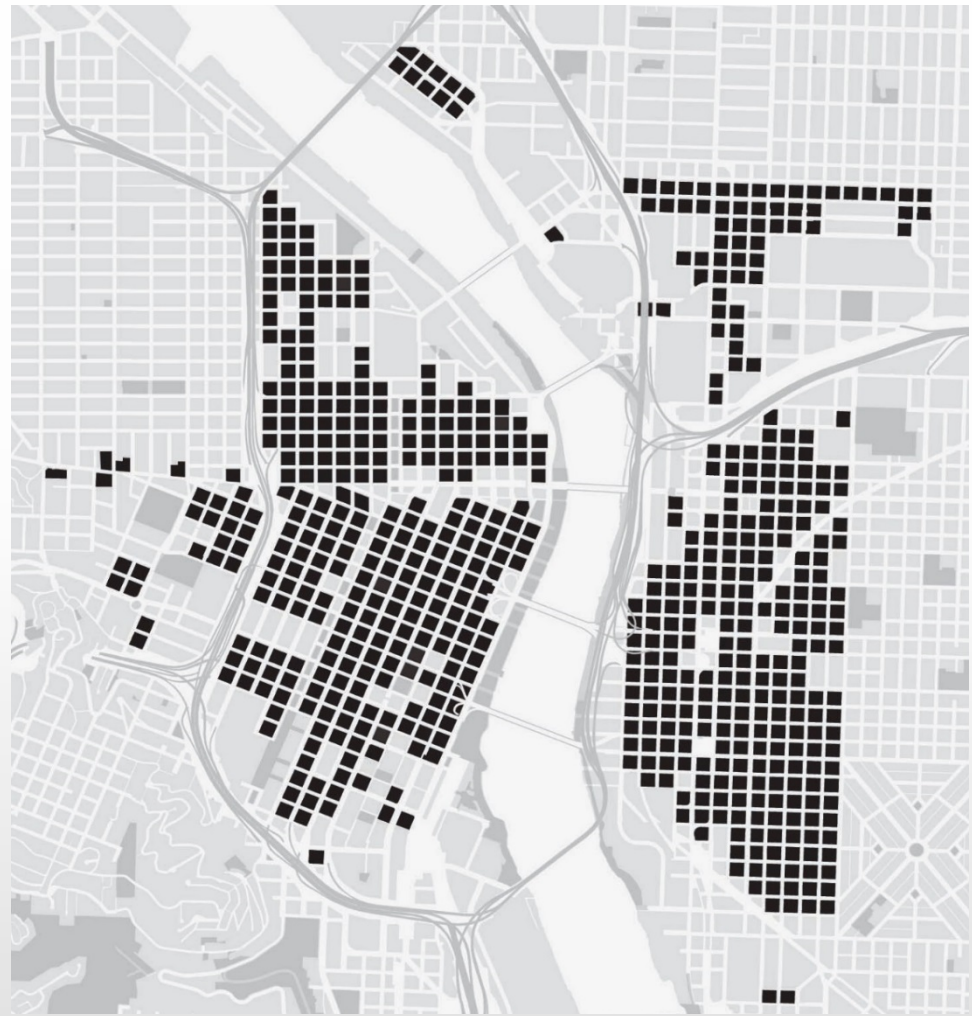
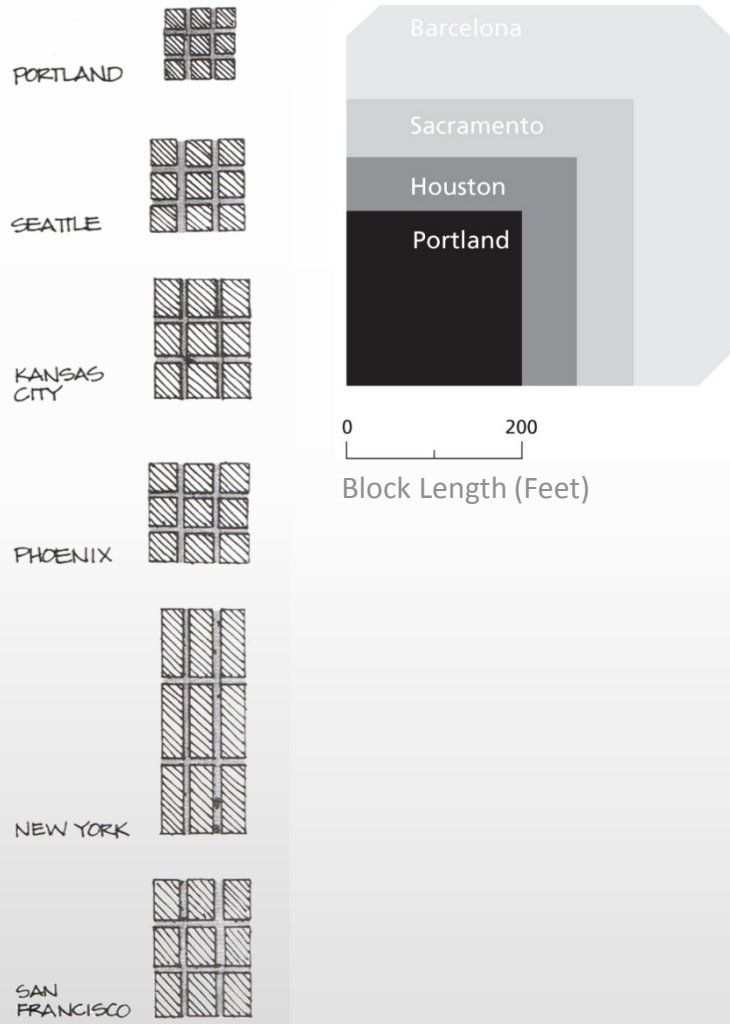
Town Center



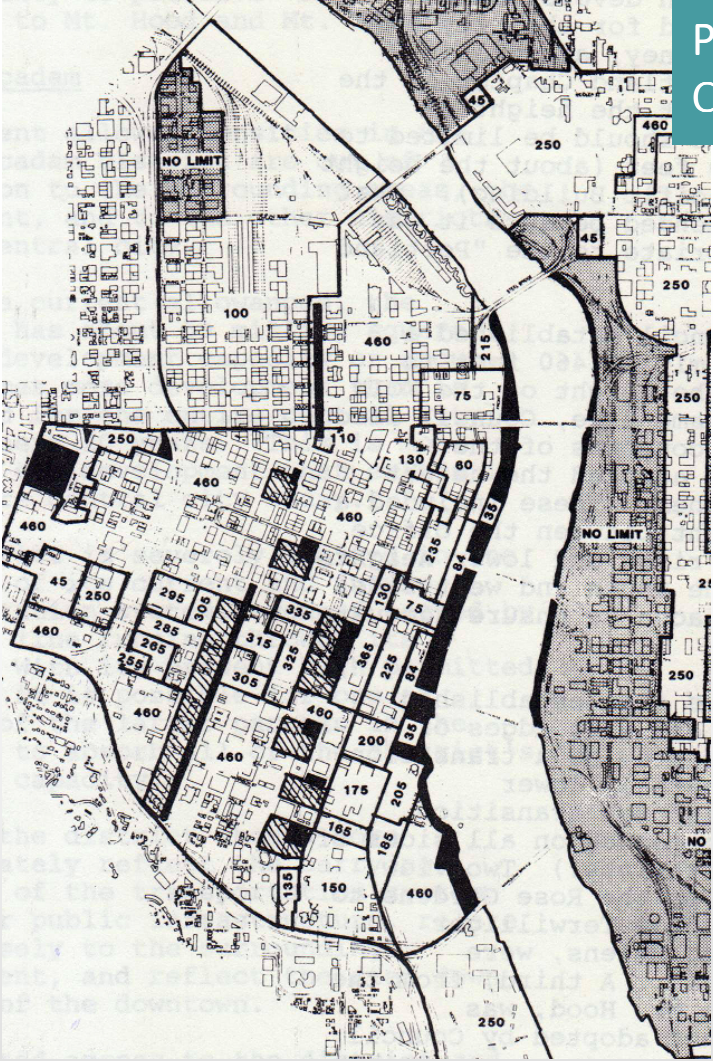
Central City



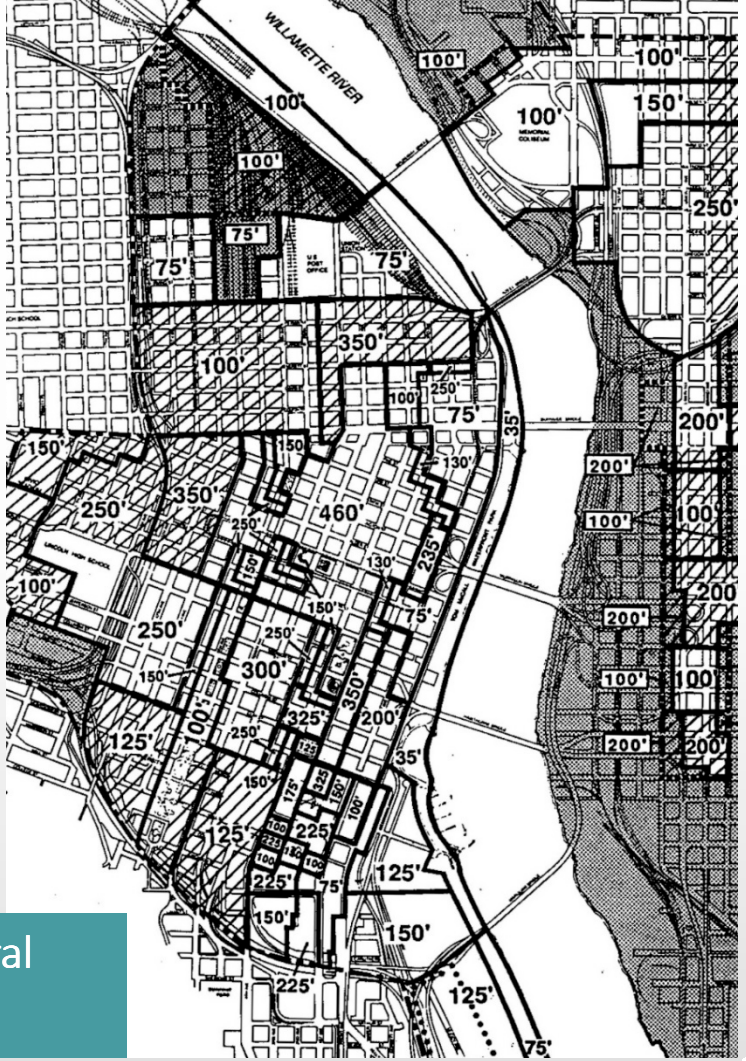
A Uniquely Fine-Grained Central City: BLOCK PATTERN



History of Central City Height Regulations



Prior to 1988
Central City Plan

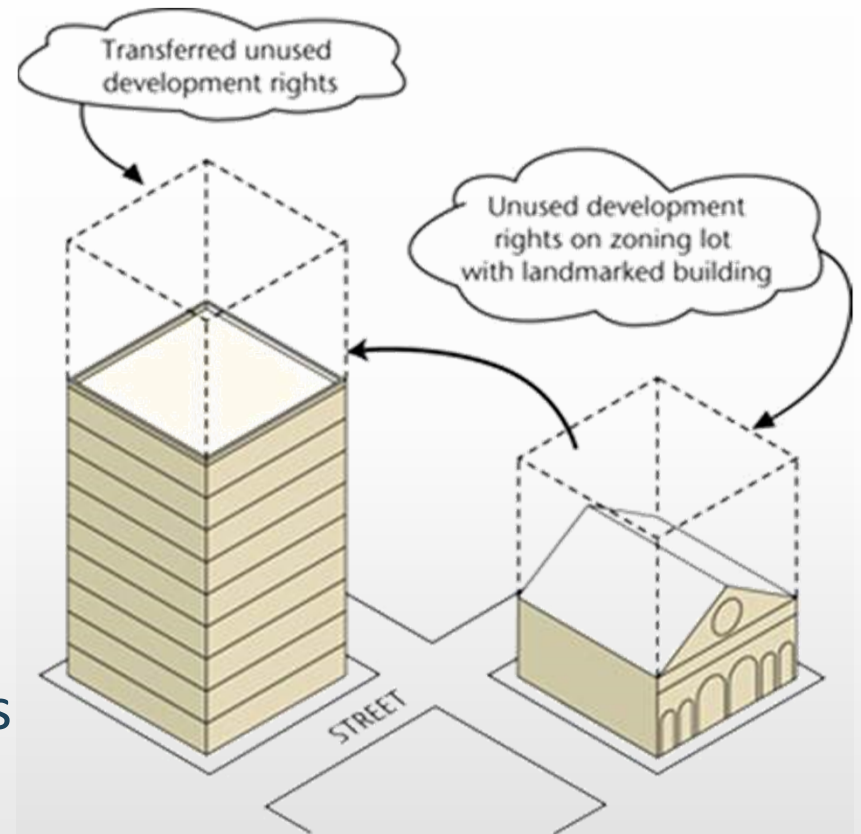


1988 Central
City Plan

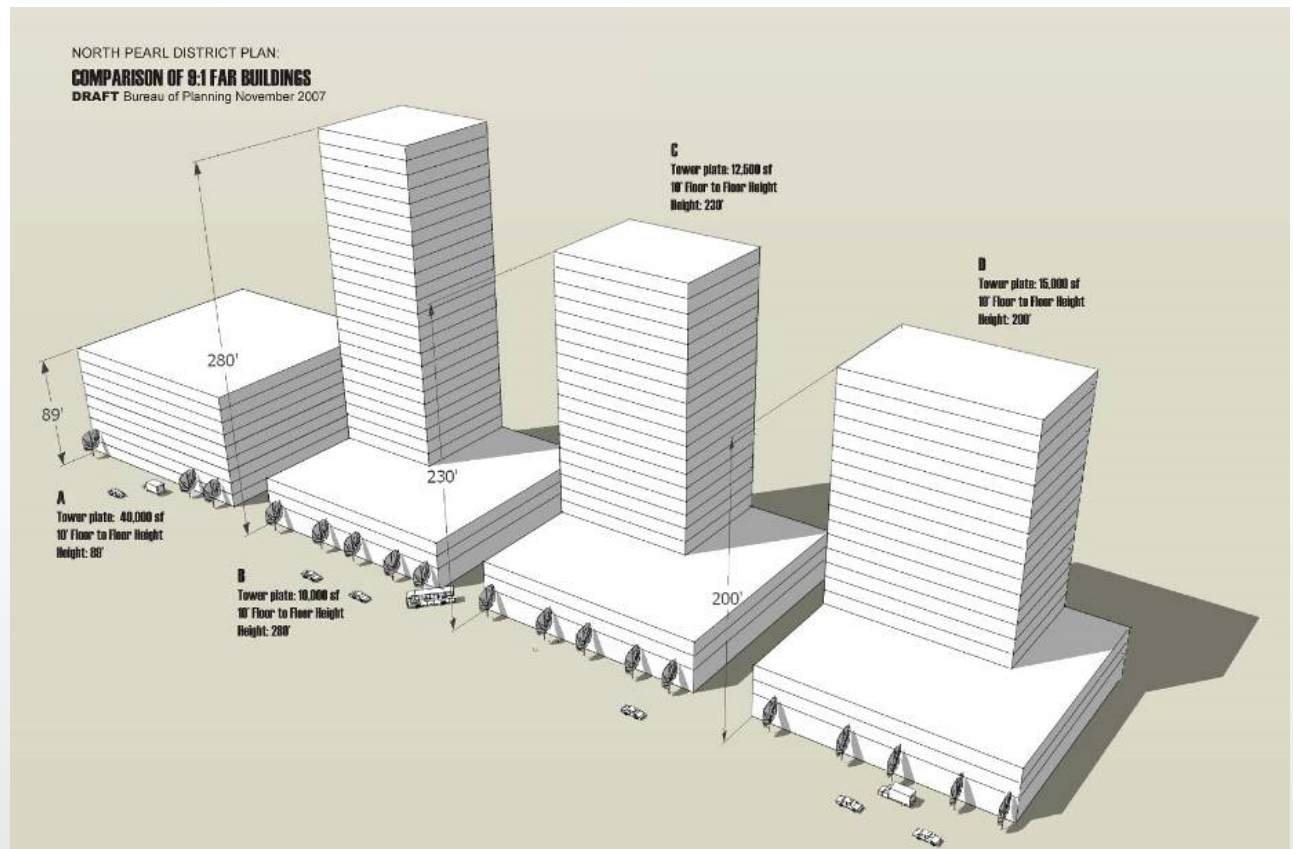
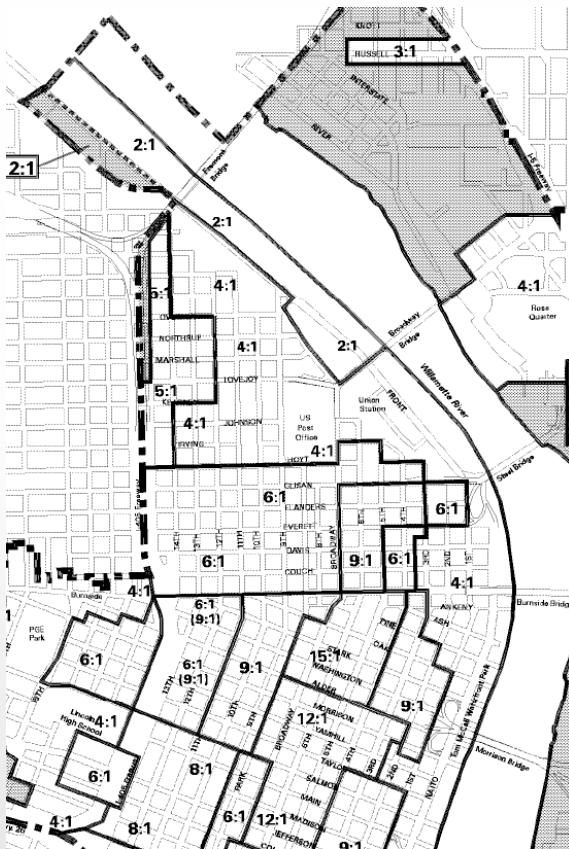


Central City Height Principles

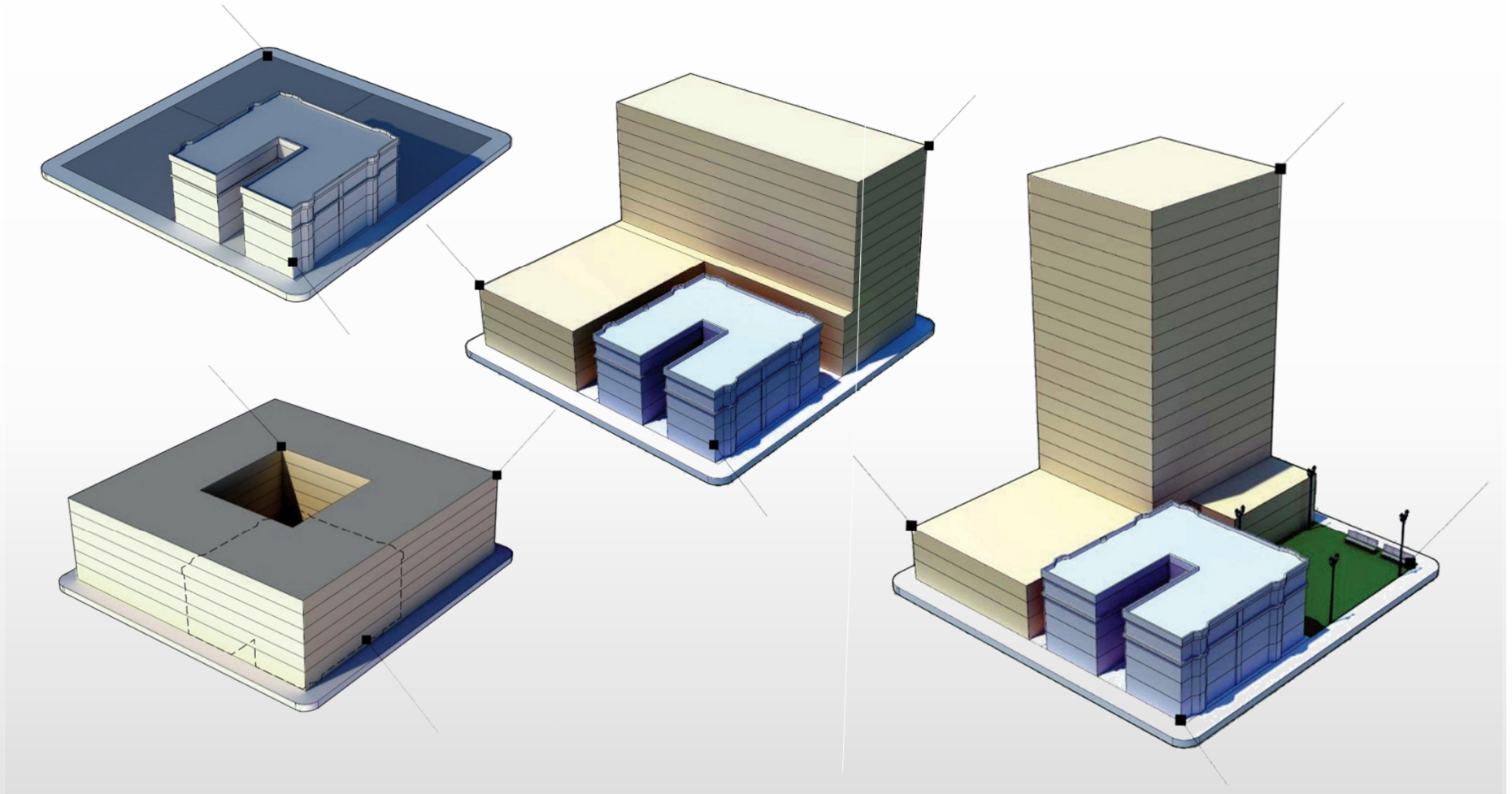
1. Signal important places
2. Light and air → parks, open spaces, river
3. Historic districts, special areas
4. Public views
5. Transitions at edges
6. Allow flexibility in design
7. Public infrastructure investments
8. Public benefits and/or amenities



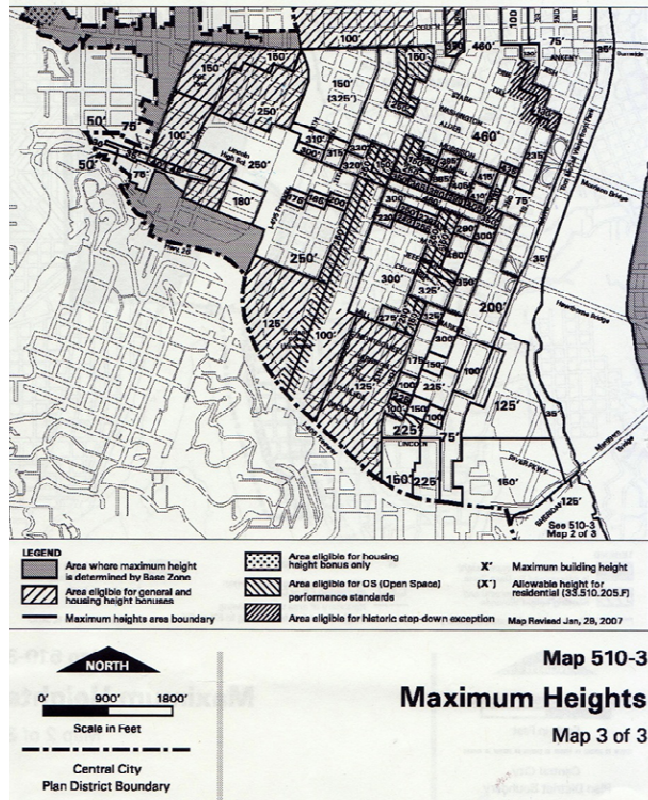
Height and Floor Area Ratio (FAR)



How Height Works with FAR



Ground Floor Design Regulations



A 8 CONTRIBUTE TO A VIBRANT STREETScape



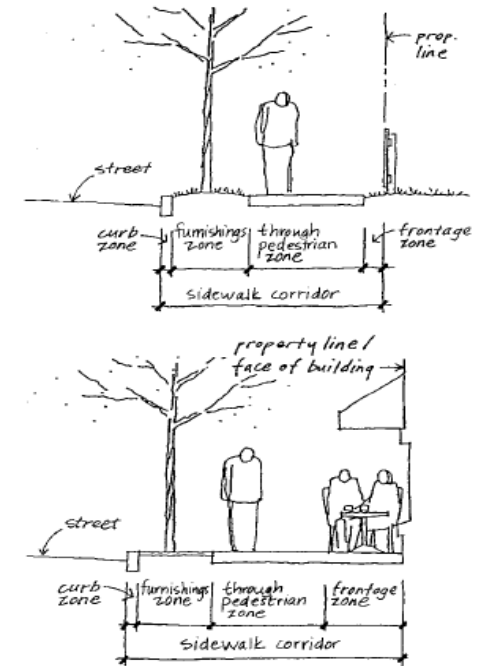
Large garage-door openings at a coffee house in the Lloyd District

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

PBOT PEDESTRIAN DESIGN GUIDE



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Existing Bonus Heights



LEGEND:



Proposed Bonus Heights



LEGEND:



Allowed Increases to Bonus Height in the Proposed Draft

1. Bridgehead Portals
2. Portions of the Pearl District
3. Transit Mall
4. Station Areas
5. Central Lloyd District



Reductions to Height in the Proposed Draft

1. Historic Districts
2. Scenic View Corridors
3. Shade study requirements adjacent to parks

Based on public testimony, staff will return at the next work session with an urban form recommendation for the Park Blocks.

