

# CENTRALCITY

2035

## Historic District Heights

(Decision Packet A)

PSC Work Session 1 – 9/27/2016



**Bureau of Planning and Sustainability**

*Innovation. Collaboration. Practical Solutions.*

*City of Portland, Oregon*

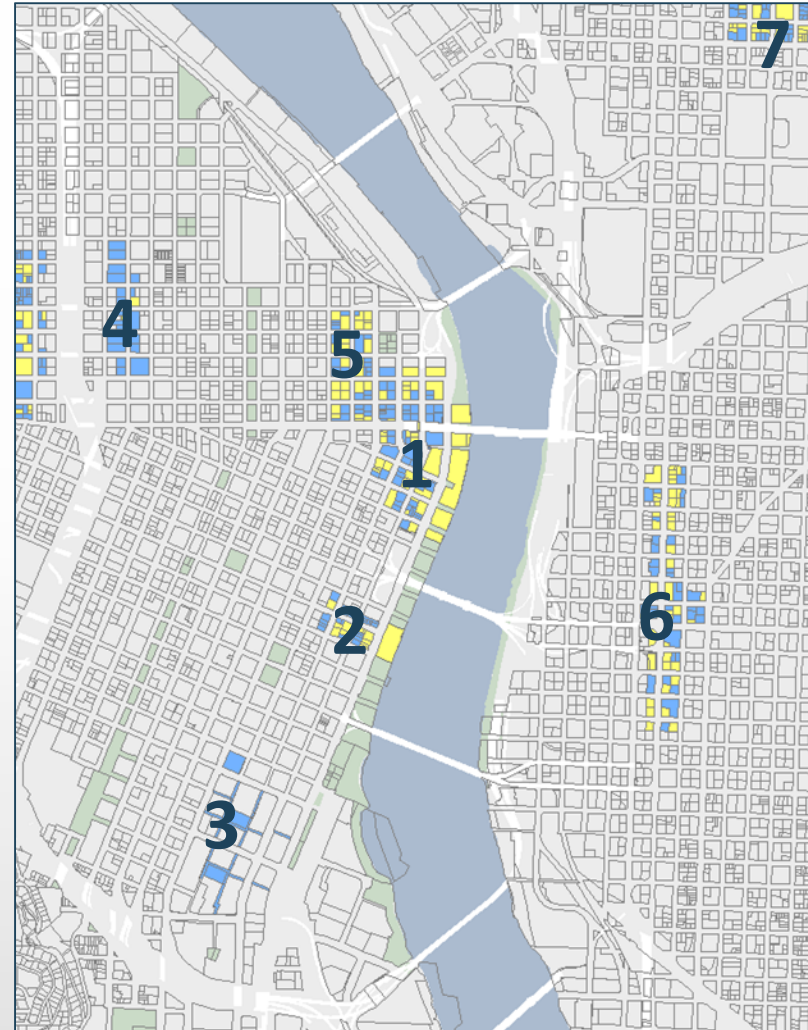
*Charlie Helms, Mayor • Susan Anderson, Director*



# Central City Historic Districts

Seven National Register Historic Districts are located in the Central City:

1. Skidmore/Old Town
2. Yamhill
3. Halprin Open Space
4. NW 13<sup>th</sup> Avenue
5. New Chinatown/Japantown
6. East Portland/Grand Ave
7. Irvington (partial)

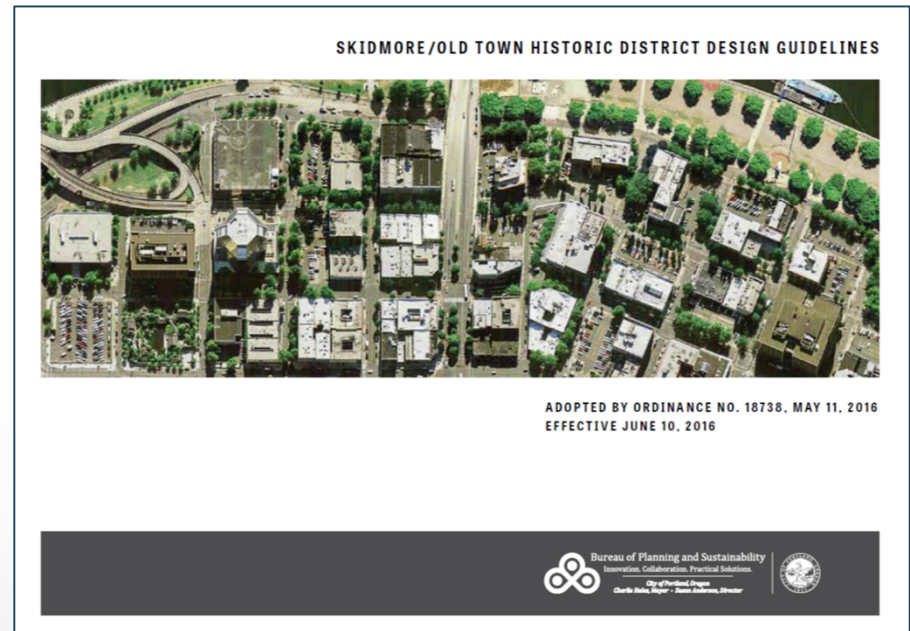


# Historic Resource Review

Demolition of contributing buildings in historic districts are subject to Type IV demolition review by City Council

Alteration, addition, and new construction proposals within historic districts are subject to Historic Resource Review

The Historic Resource Review approval criteria for each district can be found in the zoning code and in district-specific design guidelines



# Historic Resource Review

Historic Resource Review emphasizes preservation, use of quality materials, and overall compatibility with contributing buildings in a historic district.

New construction proposals must meet applicable review criteria to be approved. Because of the discretionary nature of the criteria, heights in historic districts are not entitlements.



# Policy Considerations

Comprehensive Plan Policy 4.49  
*Resolution of Conflicts in Historic Districts. Adopt and periodically update design guidelines for unique historic districts. Refine base zoning in historic districts to take into account the character of the historic resources in the district.*



# Policy Considerations

Predictability of Historic Resource Review process.

Consistency within and between historic districts.

Honoring the unique character of Central City historic districts.

Allowing for applicants to make a case for taller buildings, but not to allow heights that are drastically out of scale with contributing buildings.



# Proposed Policy Approach

Eliminate bonus height options in all Central City historic districts

Refine heights in three historic districts that have been listed in the National Register since the 1988 Central City Plan:

1. NW 13<sup>th</sup> Avenue
2. New Chinatown/Japantown
3. East Portland/Grand Avenue

Retain existing FAR allowances for use on site or transfer within a sub-district.



# Summary of Testimony Received

1. Portland Historic Landmarks Commission requests further reduction in heights to align historic resource review with property owner expectations. Requests 75' for most Central City historic districts.
2. Restore Oregon, Architectural Heritage Center, individuals support policy approach.
3. Individual property owner requests for retaining existing heights on specific sites.

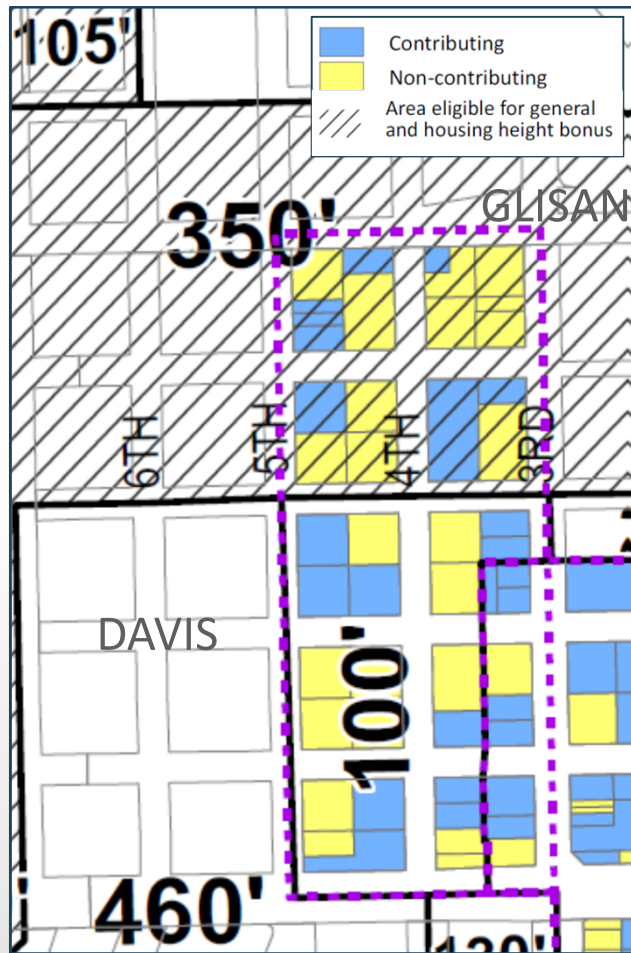




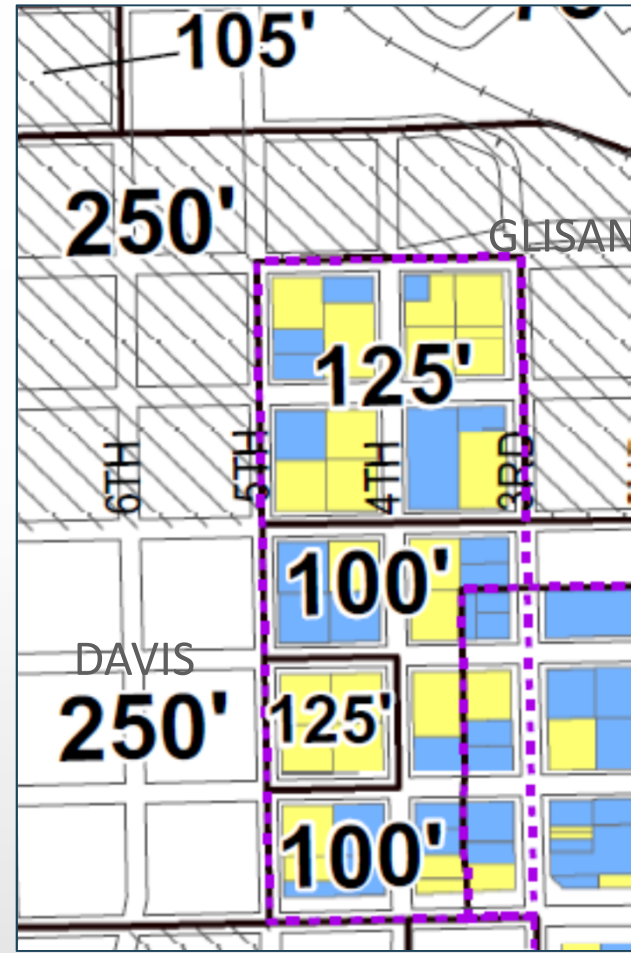
# New Chinatown/Japantown Historic District



# Proposed New Chinatown/Japantown Heights



Existing



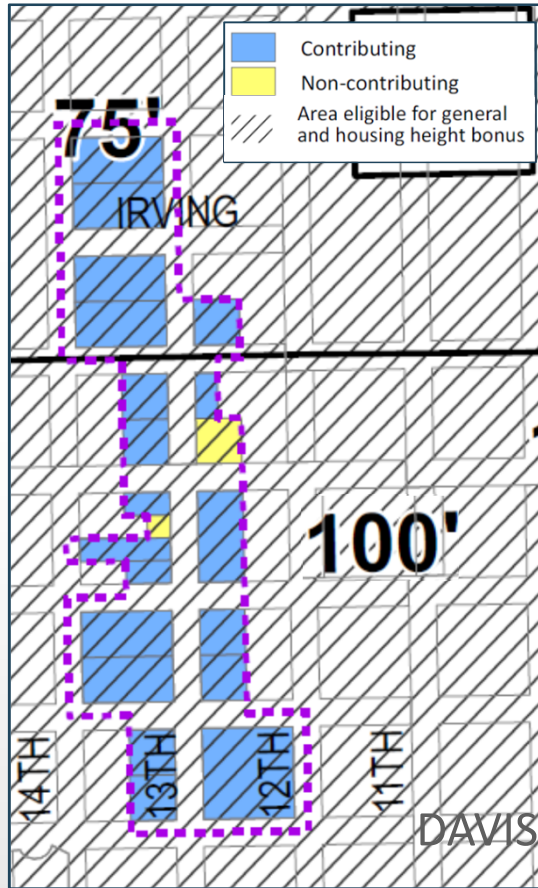
Proposed Draft



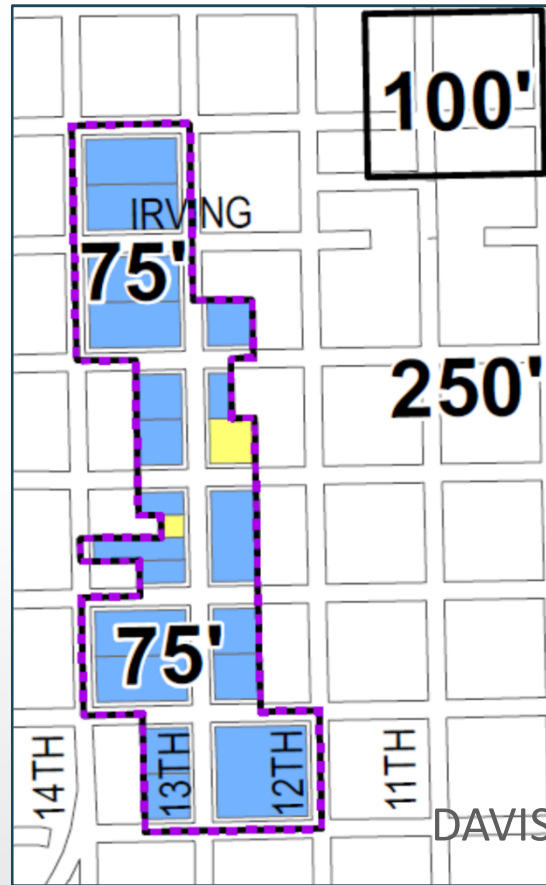
# NW 13<sup>th</sup> Avenue Historic District



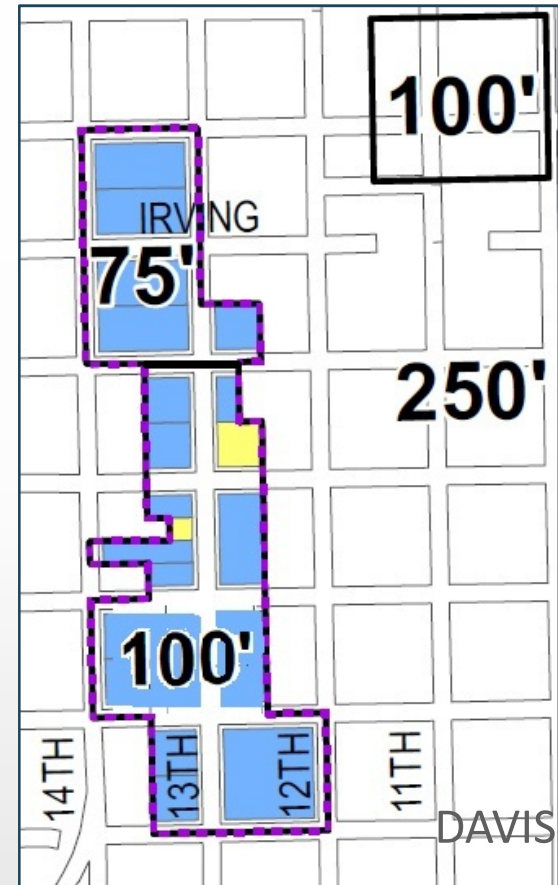
# Proposed NW 13<sup>th</sup> Avenue Heights



Existing



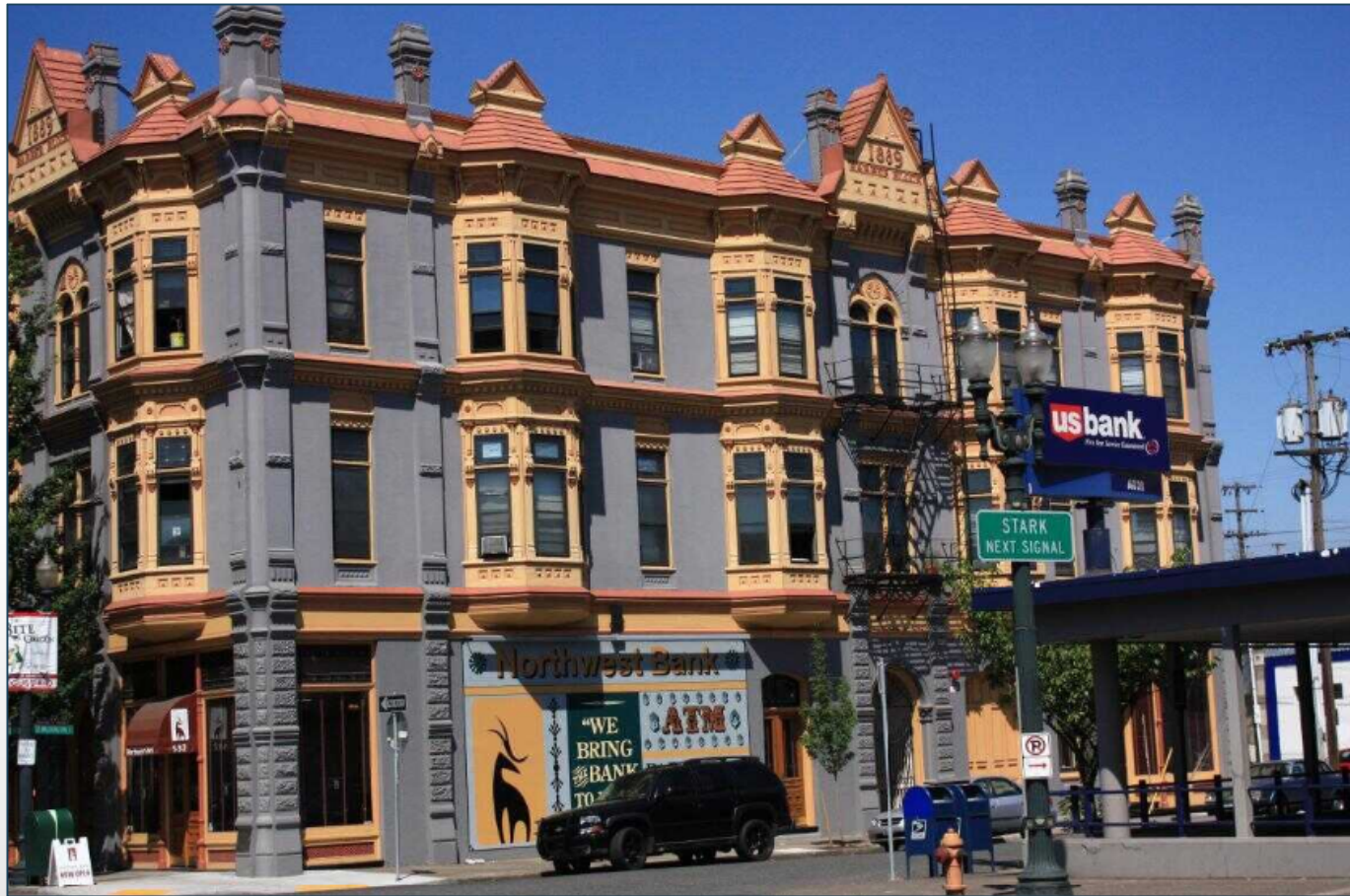
Proposed Draft



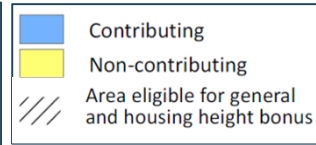
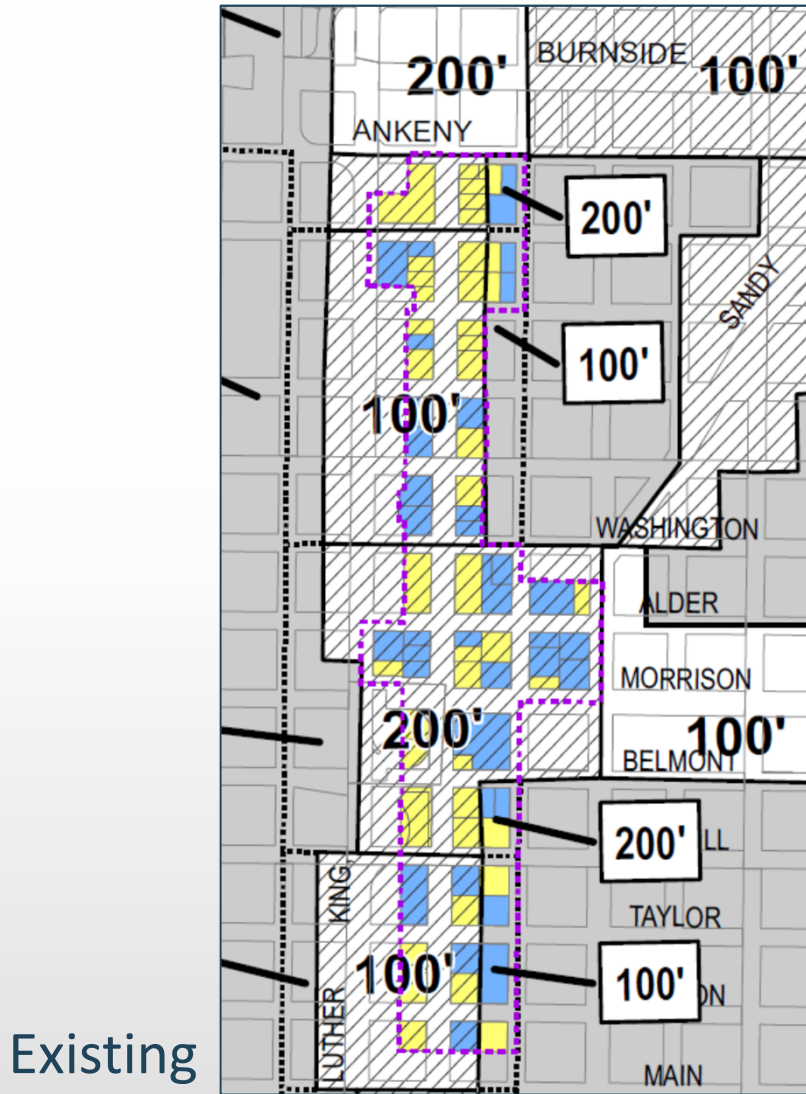
Proposed Amendment



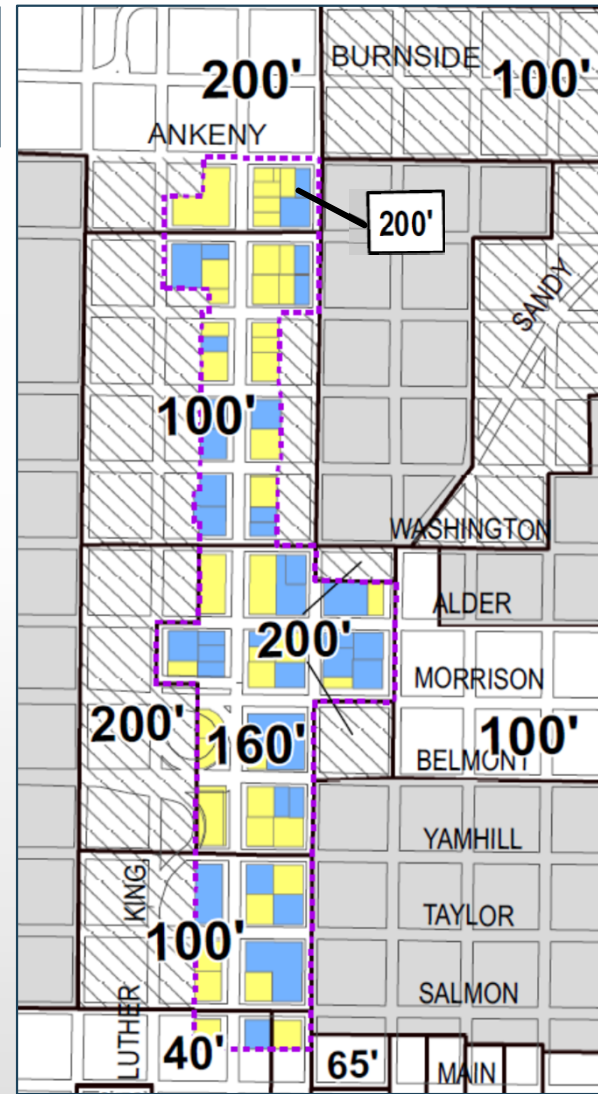
# East Portland/Grand Avenue Historic District



# Proposed East Portland/Grand Avenue Heights



**Proposed Draft**



# Streetcar Loop Local Improvement District

1991. Historic district listed in the National Register

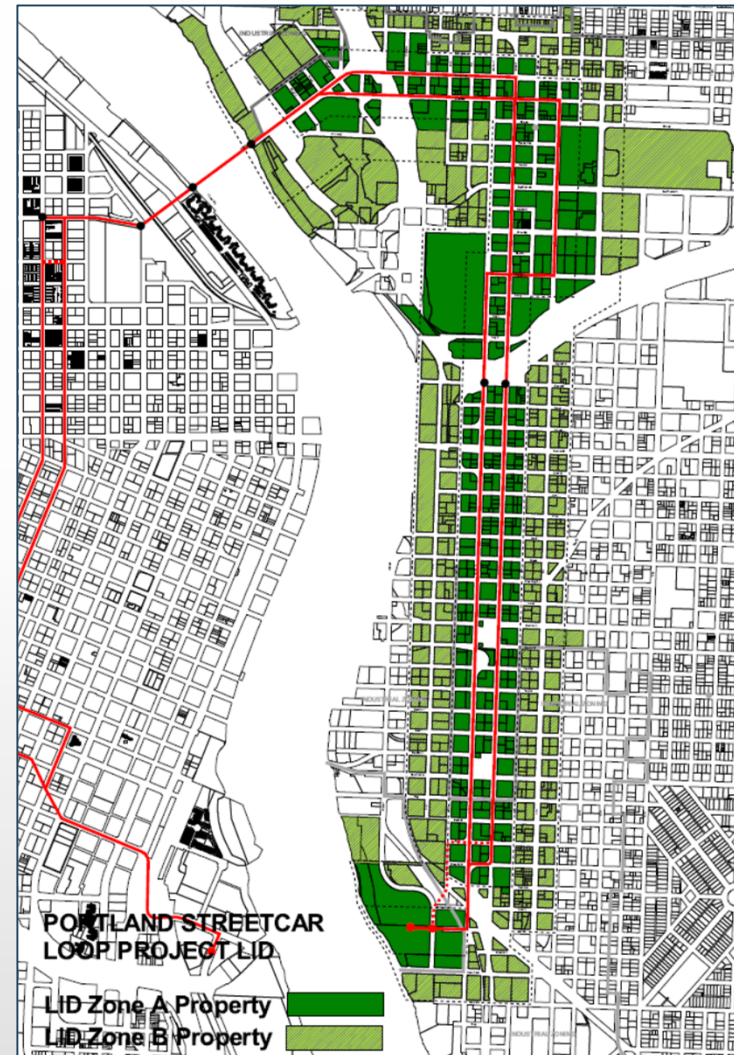
1994. Design guidelines adopted

2007. Initiation of LID

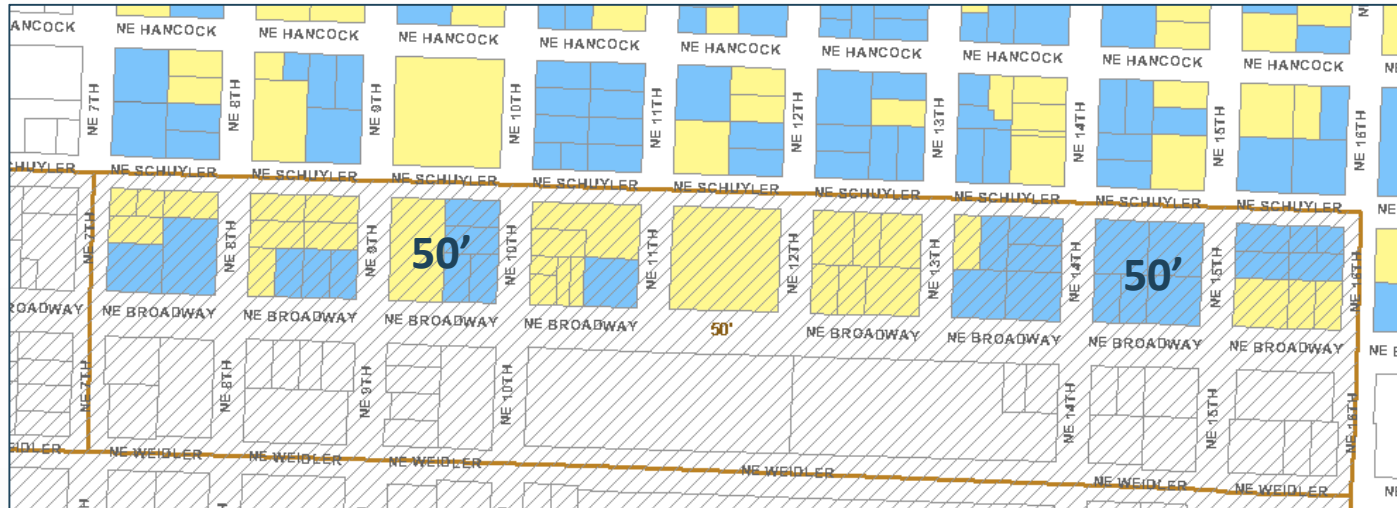
2012. Streetcar opens

2013. SE Quadrant Plan work begins

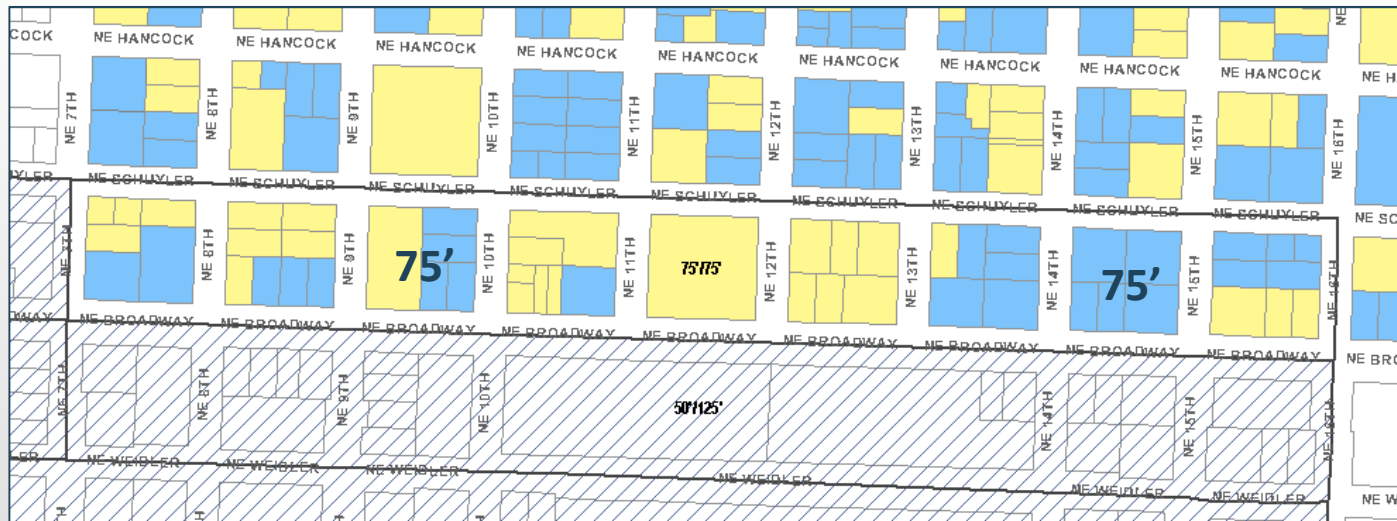
2014. Fees assessed



# Irvington Historic District



Existing



Proposed  
Draft





# Zoning Code Considerations

Historic Landmarks Commission requests adding a new zoning code height map(s) for historic districts subject to historic resource review.



# Zoning Code Considerations

Staff considering:

1. Action item to develop a handout describing historic resource review in the Central City
2. Creation of new 510 map(s)
3. Addition of 510 code language describing height as an allowance
4. Adding an overlay zone letter to historic districts

