

CENTRALCITY

2035

Packet C: Other Height Requests

PSC Work Session 1 – 9/27/2016



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Charles Stokes Moore • Street Architecture, Portland



Packet C: Other Height Requests

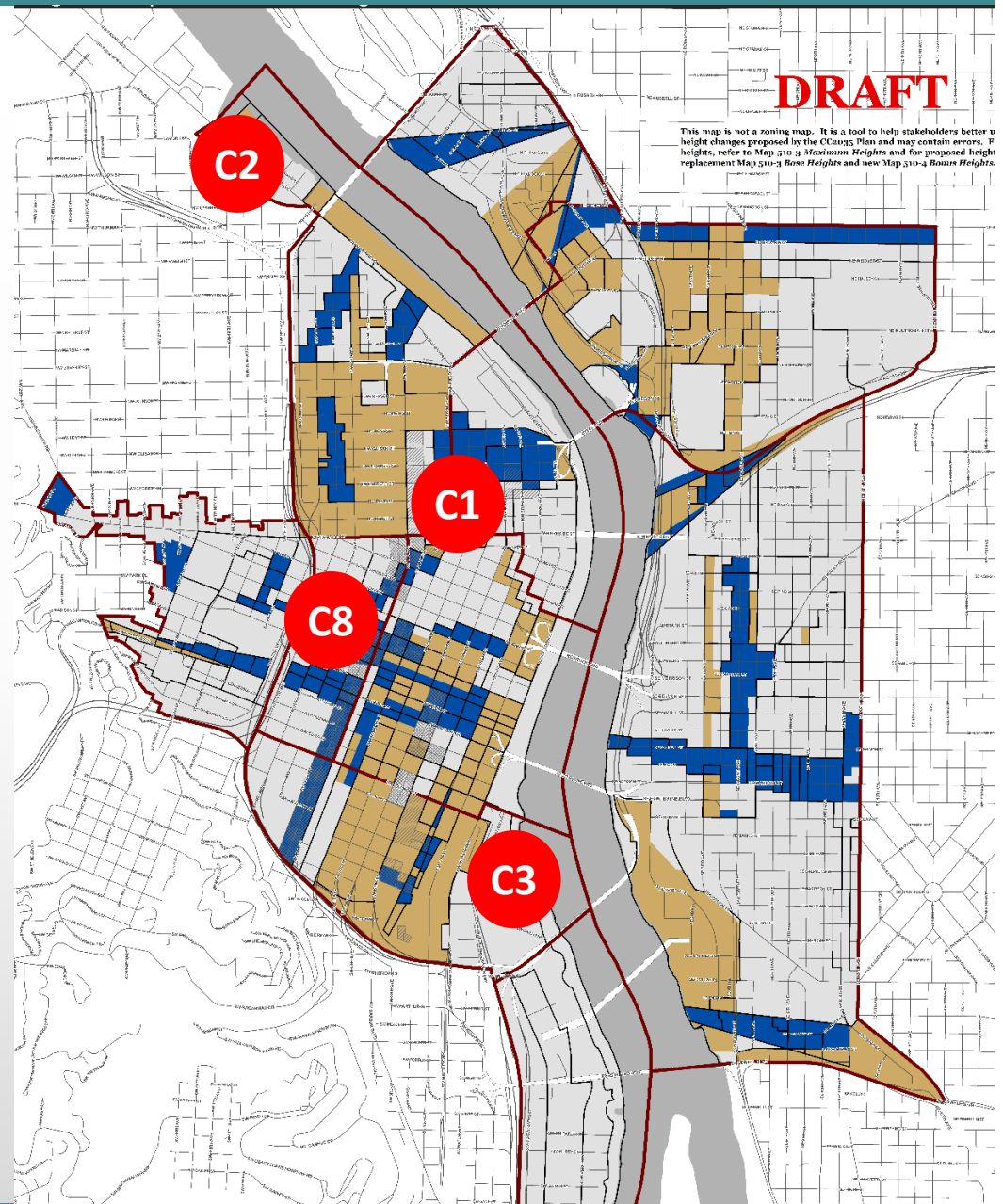
Discussion Items

C1: Six blocks between W Burnside & NW Everett and 5th & Broadway

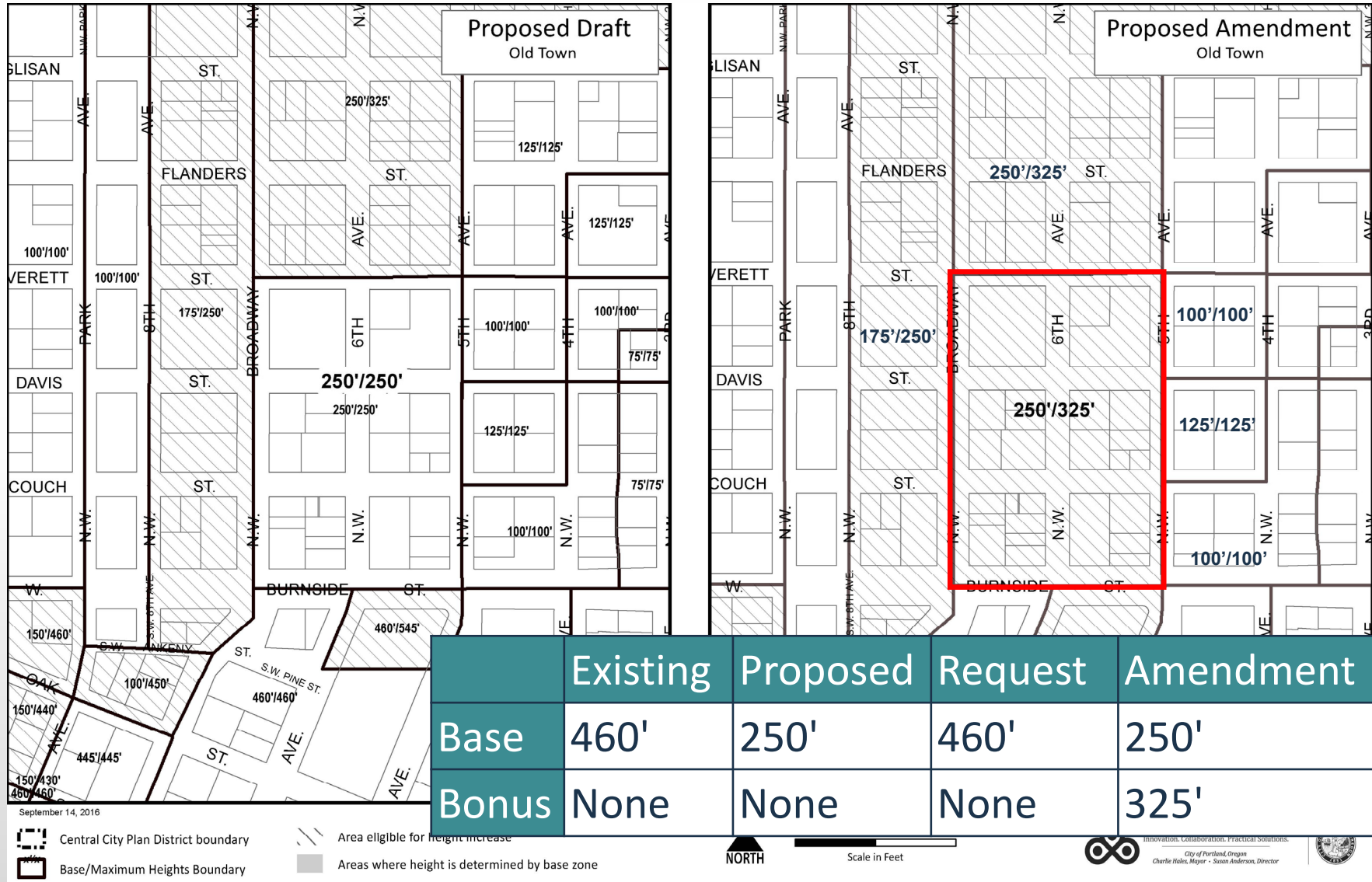
C2: West of NW Front in NW corner of Pearl District

C3: RiverPlace area

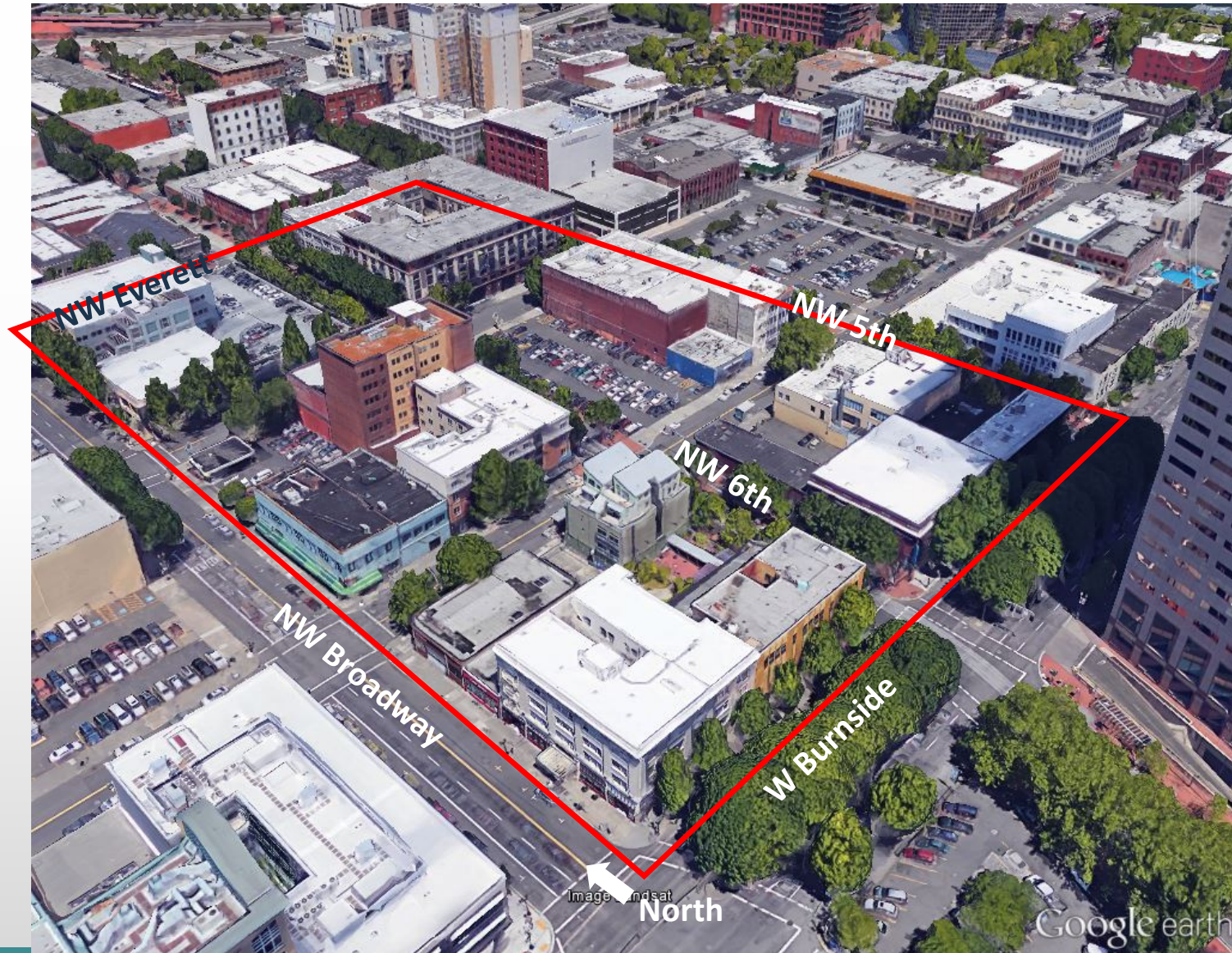
C8: West End



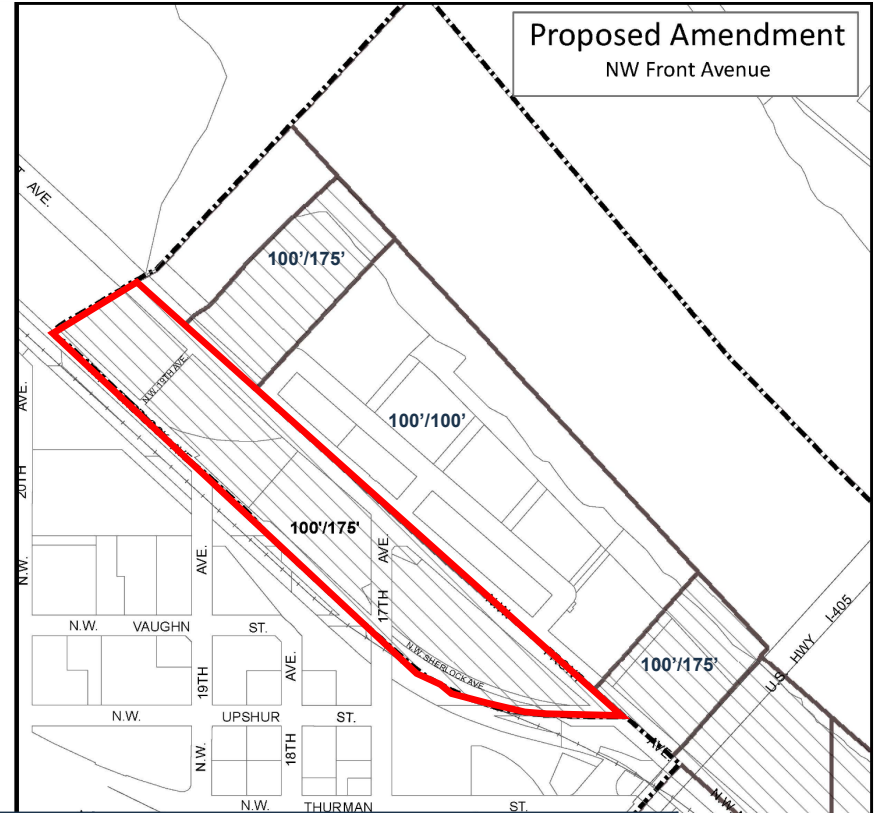
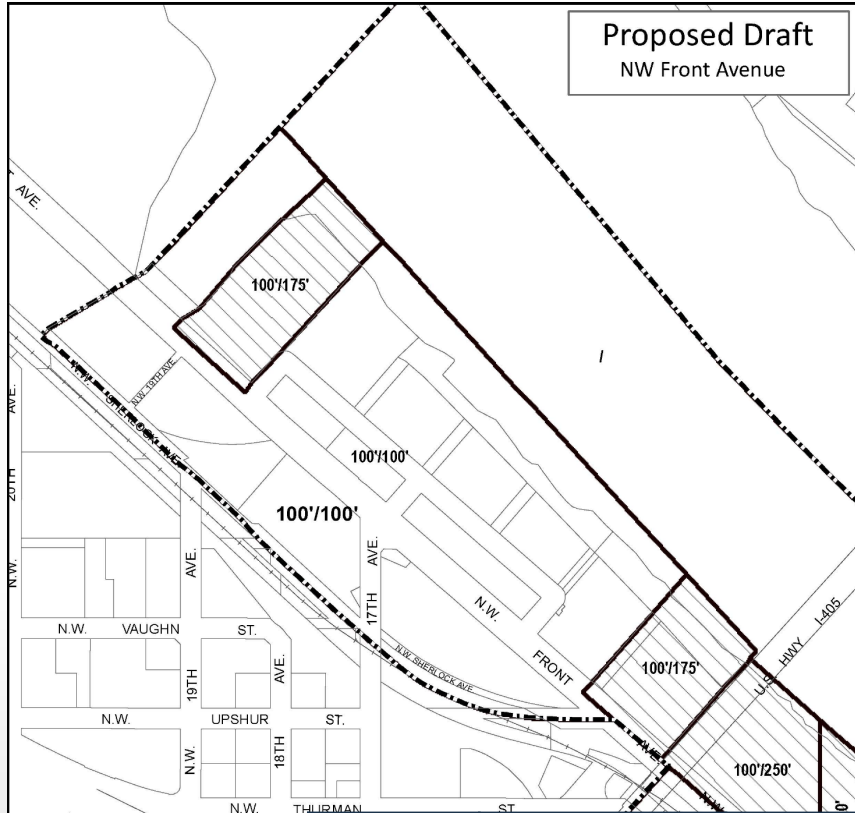
C1: Old Town/Chinatown



C1: Old Town/Chinatown



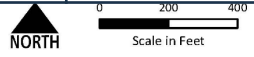
C2: Pearl District



	Existing	Proposed	Request	Amendment
Base	BZ & 100'	100'	250'	100'
Bonus	NA	None	None	175'

September 14, 2016
 Central City Plan District boundary
 Base/Maximum Heights Boundary

Area eligible for height increase
 Areas where height is determined by base zone



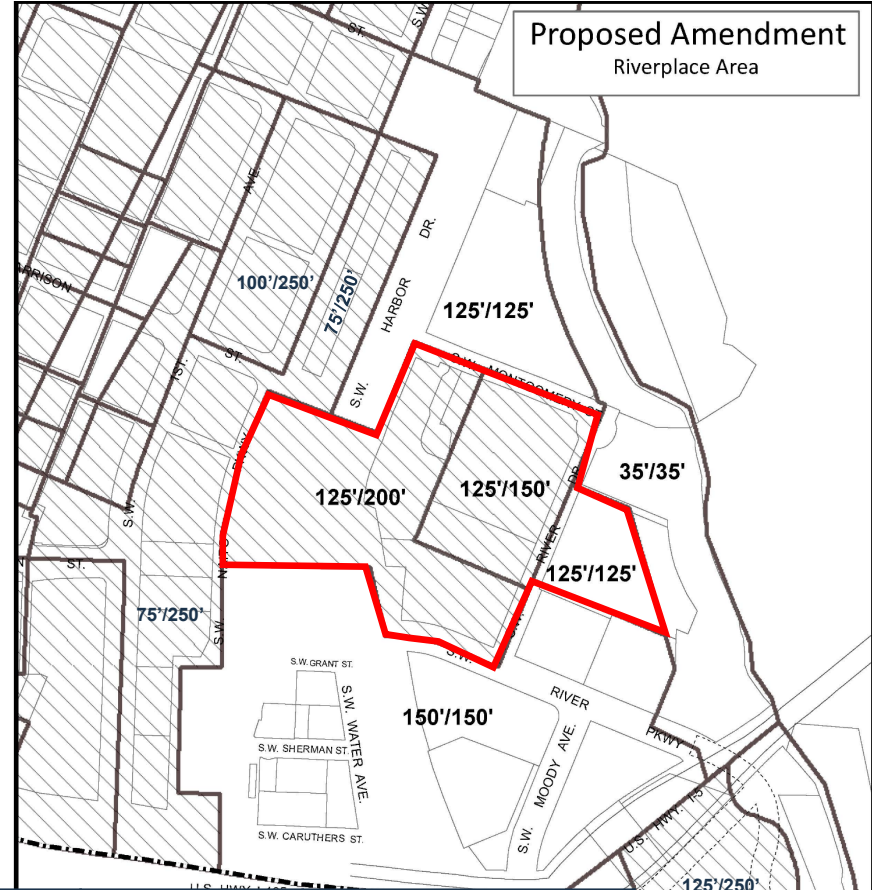
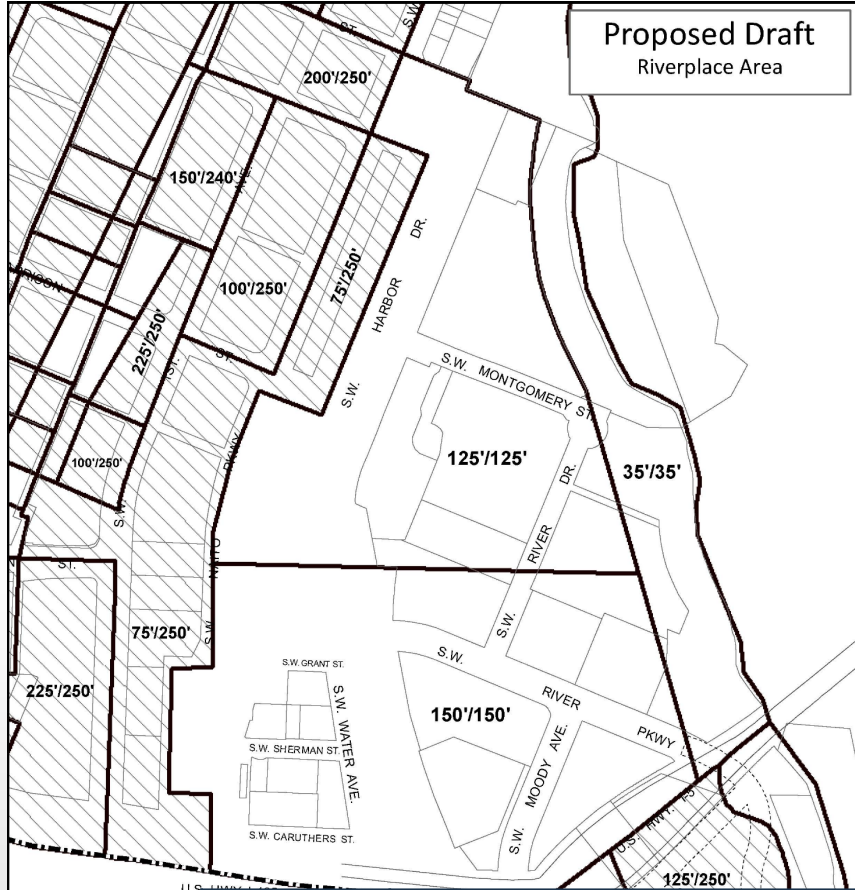
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C2: Pearl District



C3: University District/South Downtown



	Existing	Proposed	Request	Amendment
Base	125' & 150'	125' & 150'	250'	125'
Bonus	None	None	None	150' & 200'

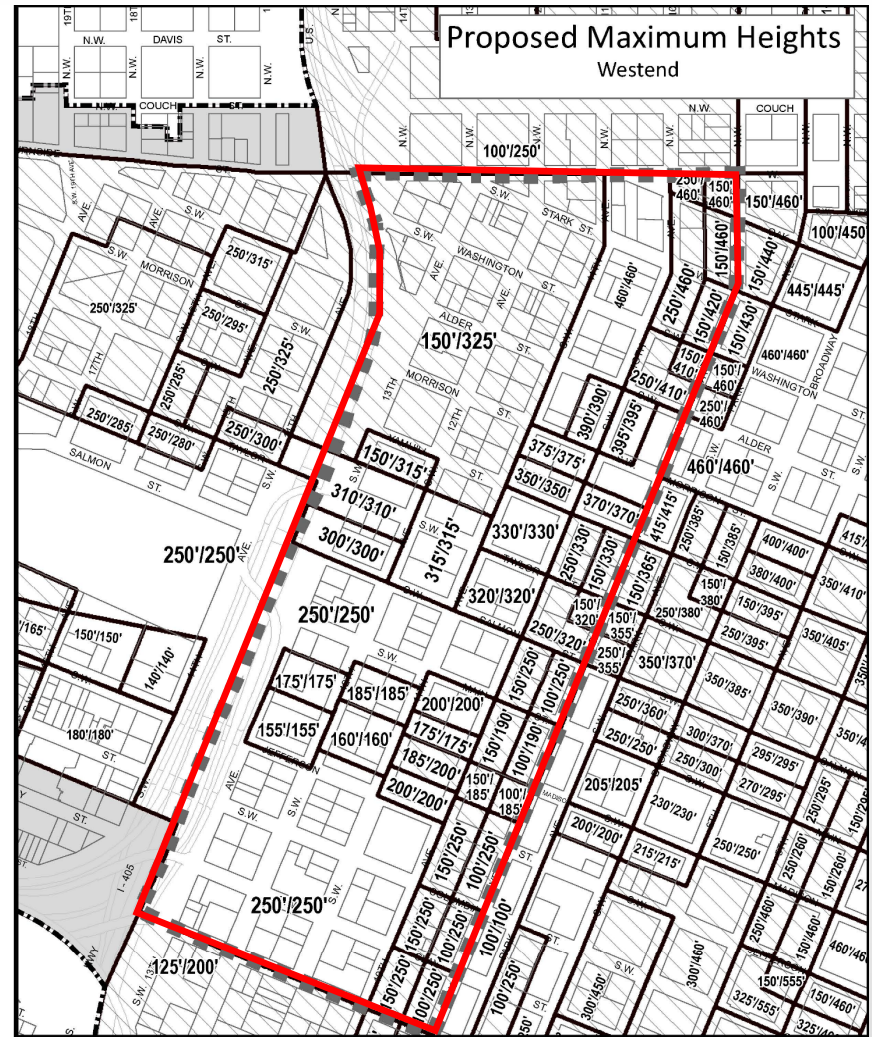
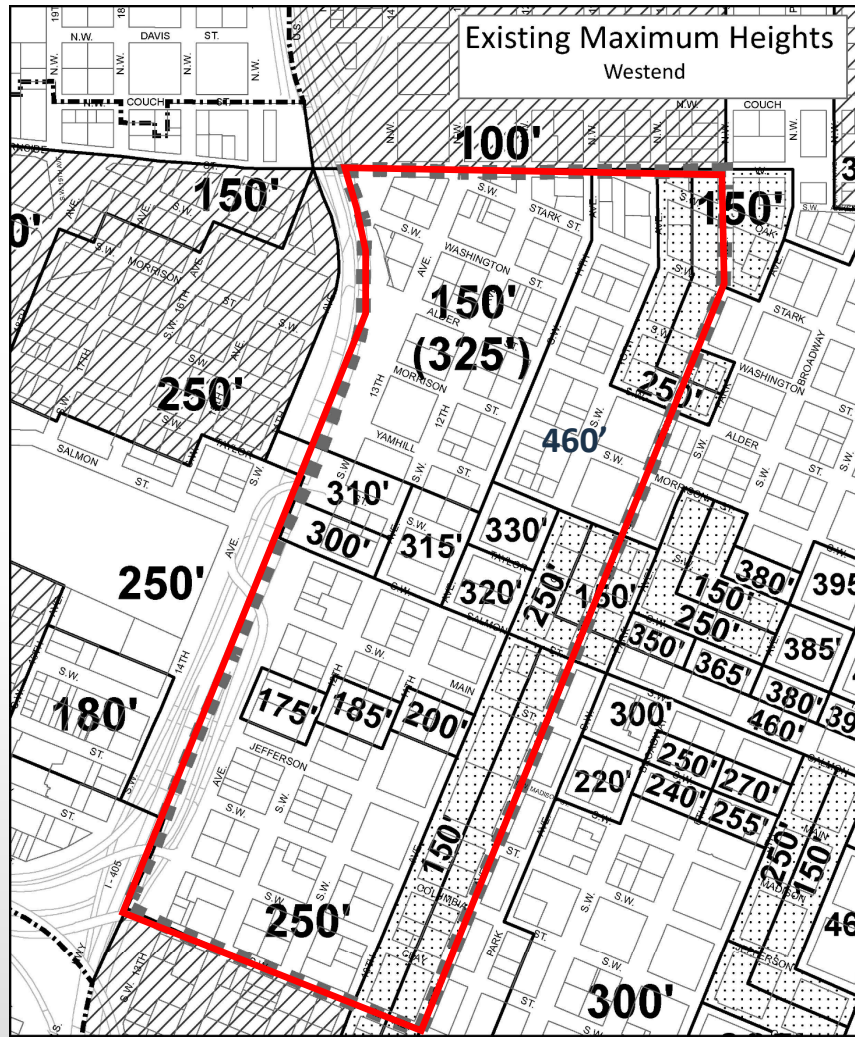
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C3: University District/South Downtown



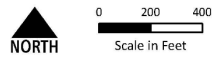
C8: West End



September 21 2016
 Central City Plan District Boundary
 Base/Maximum Heights Boundary

Westend Subarea
 Area eligible for height increase

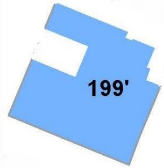
Area eligible for Open Space performance standards
 Areas where height is determined by base zone



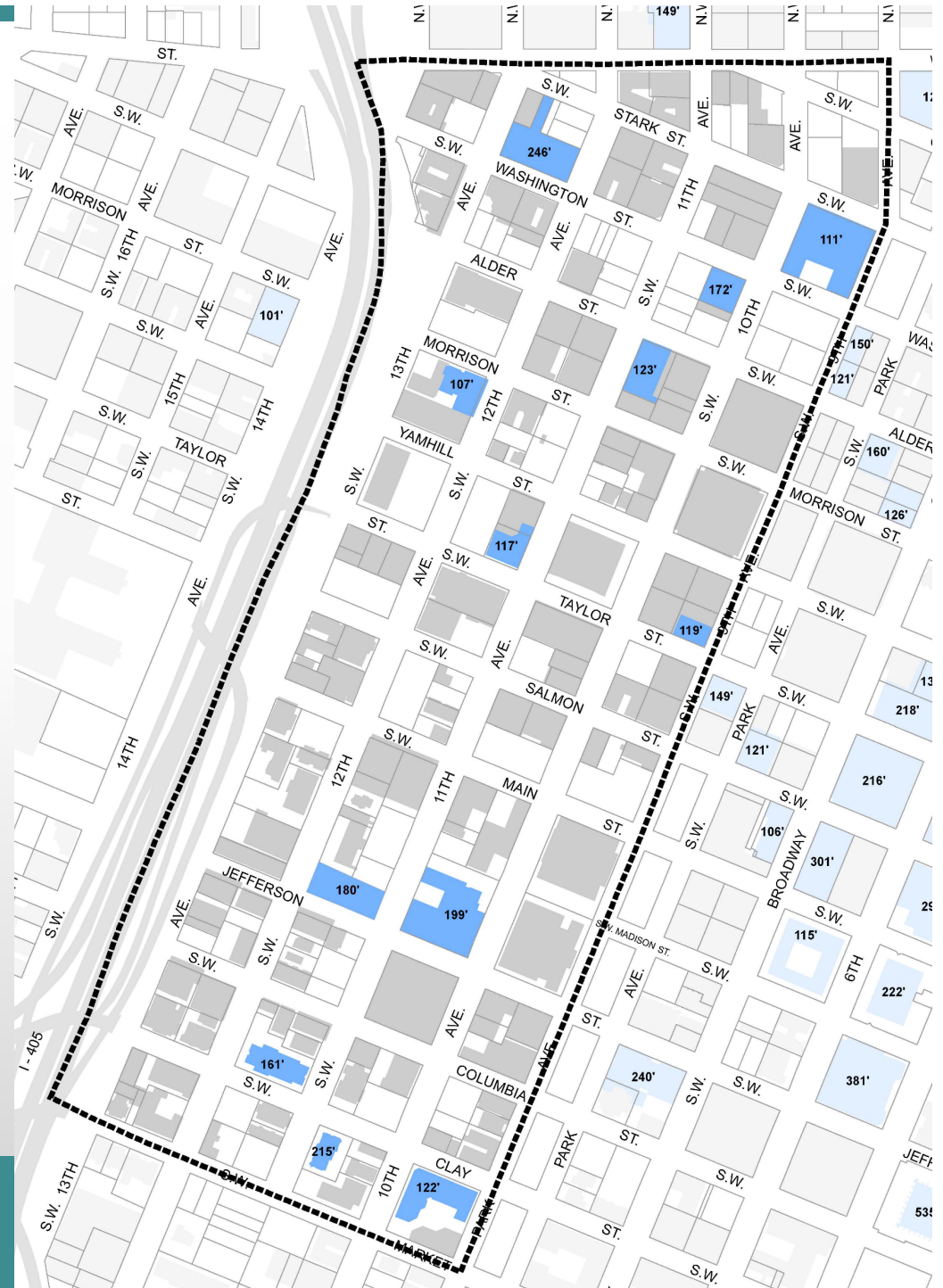
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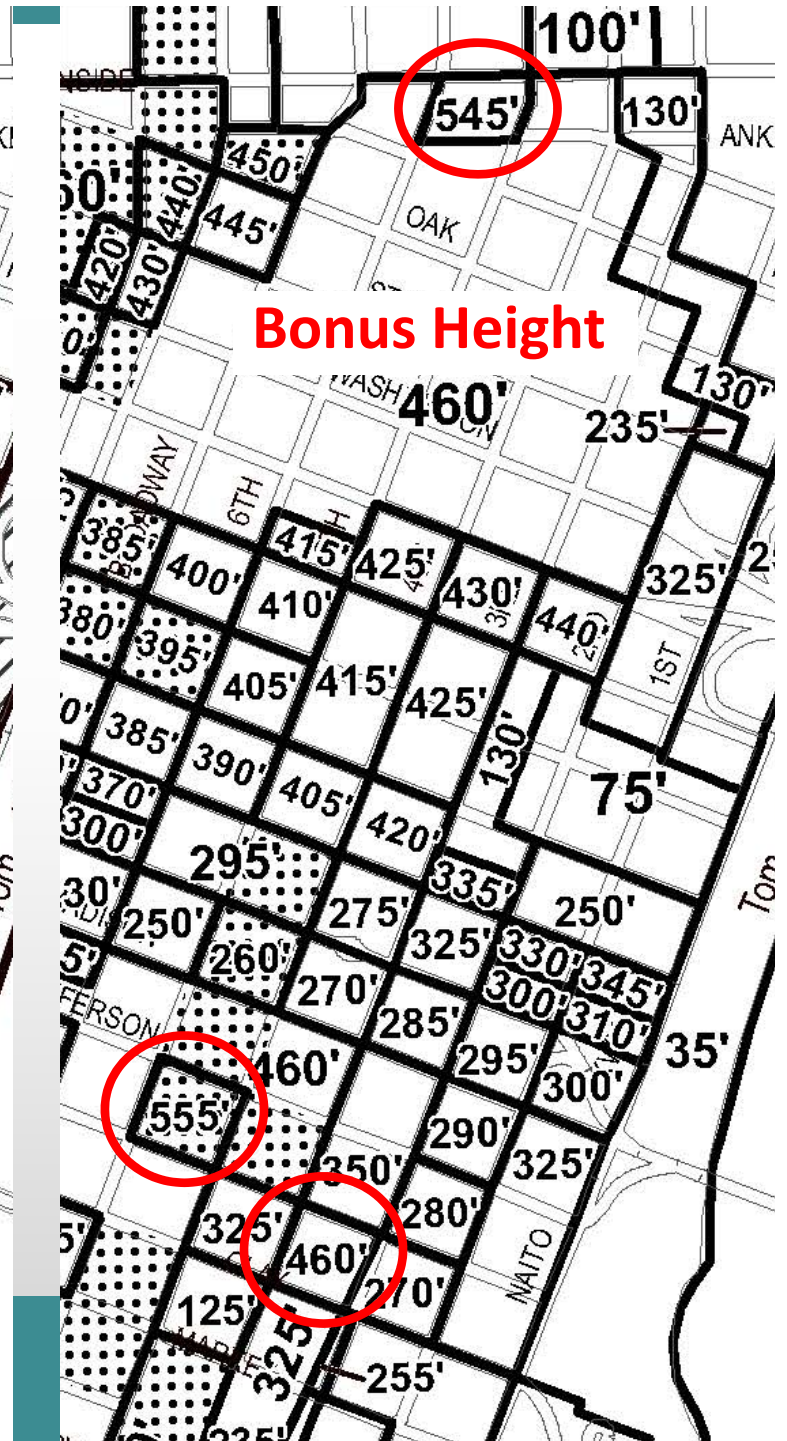
C8: West End



Existing buildings exceeding 100'



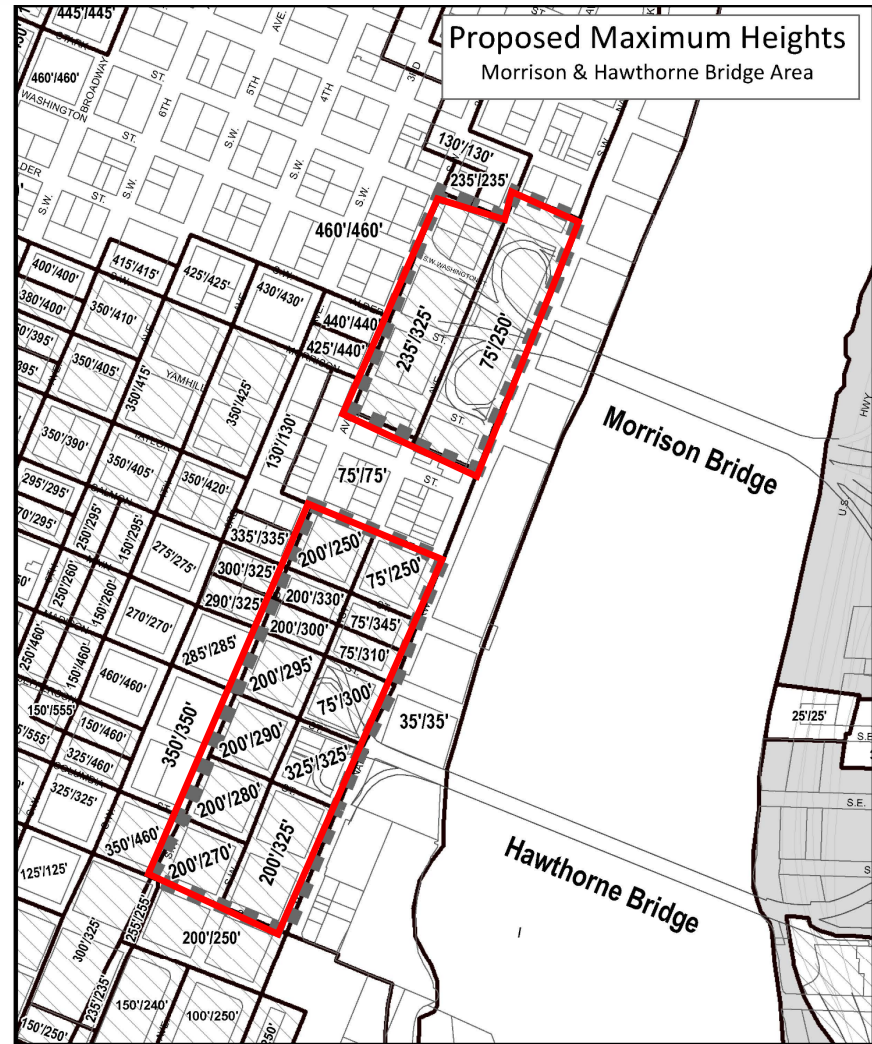
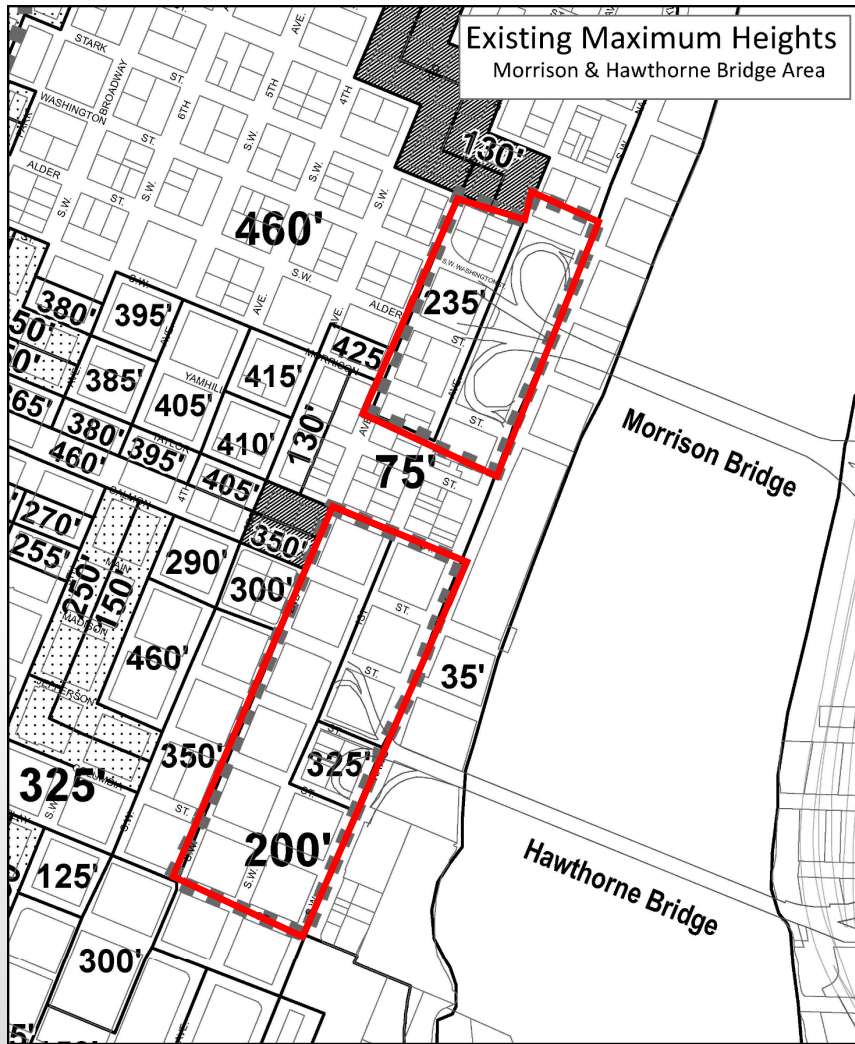
C4:
Downtown non-
conforming
height



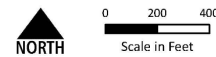
Add "Hatching"



C6: Bridgeheads

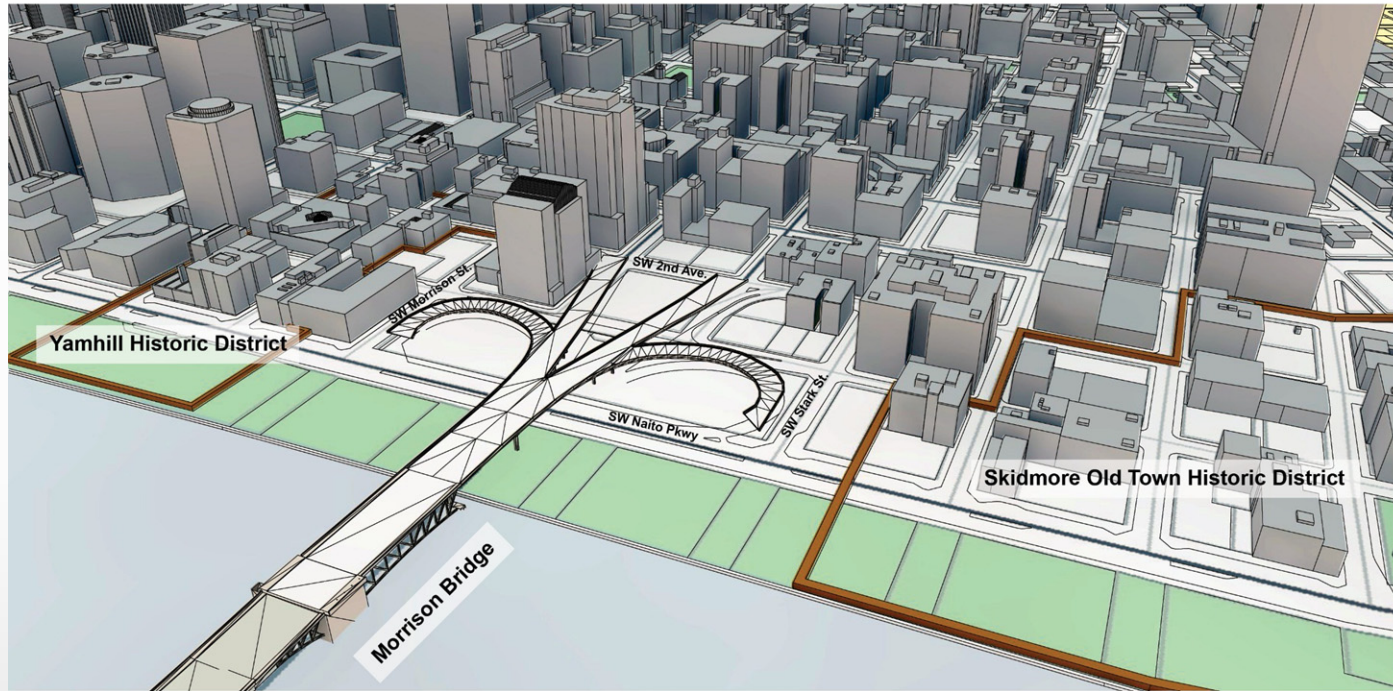


September 21 2016



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C6: Bridgeheads



Morrison Bridgehead
Existing Conditions

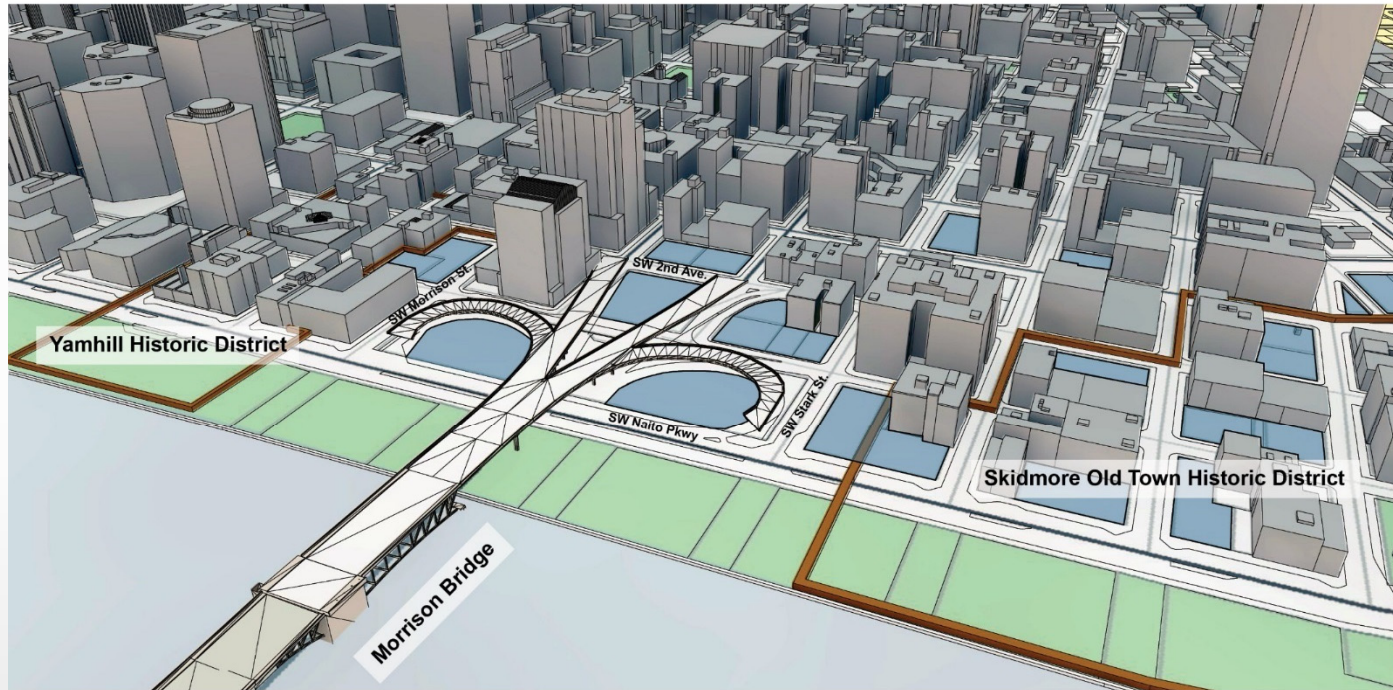
DRAFT
10-06-14



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C6: Bridgeheads



Morrison Bridgehead
Redevelopment Sites

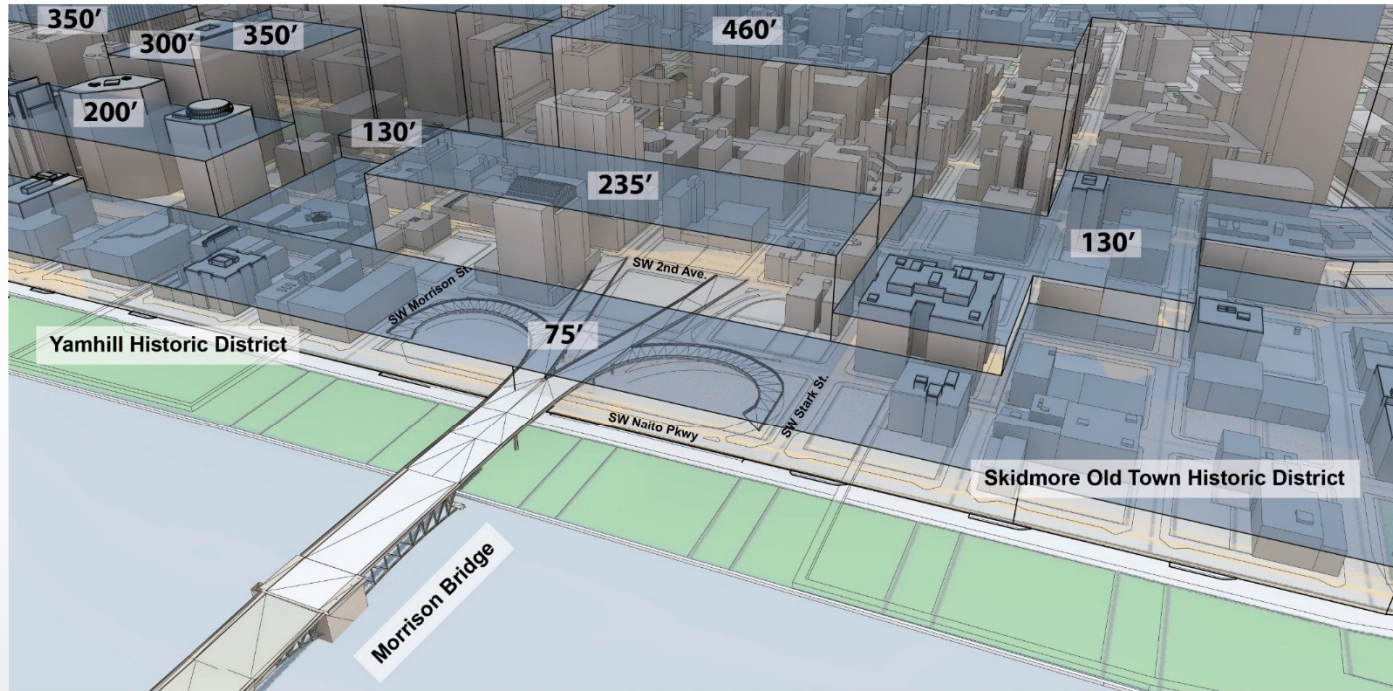
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C6: Bridgeheads

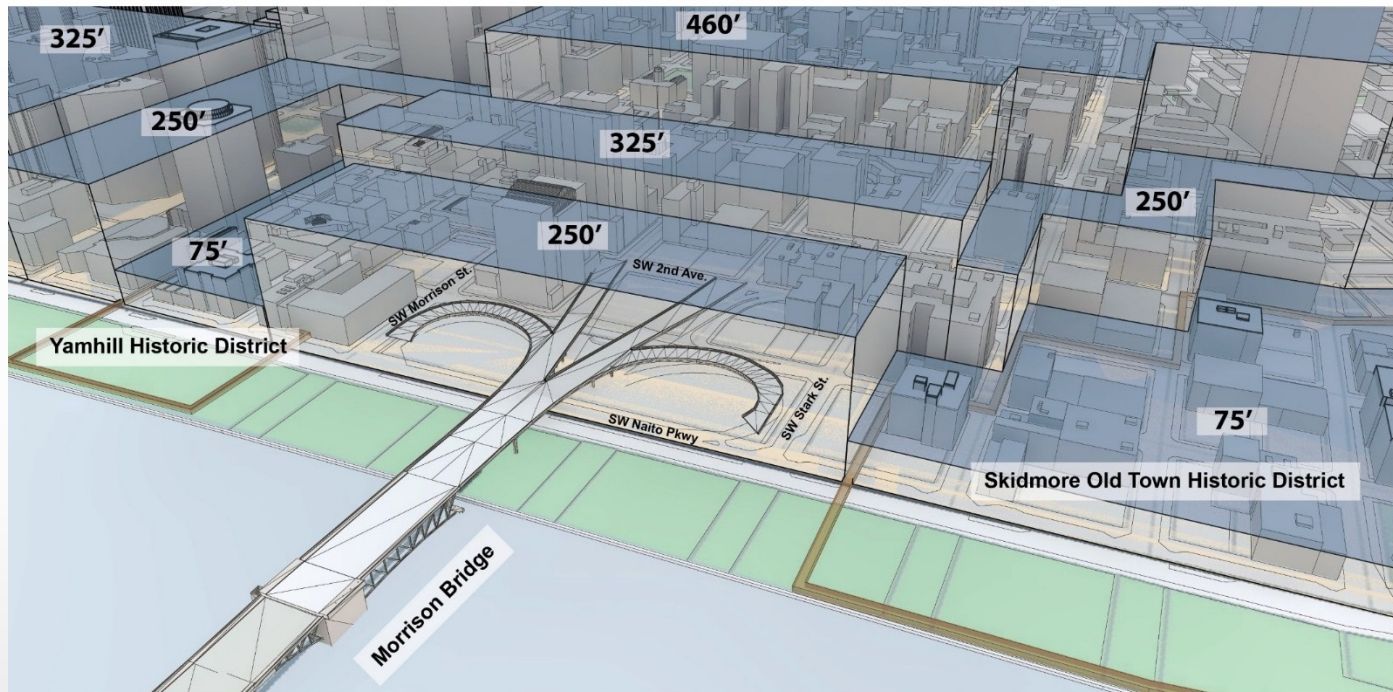


Morrison Bridgehead
Existing Max Height Extrusions

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C6: Bridgeheads



Morrison Bridgehead
Proposed Max Height Extrusions

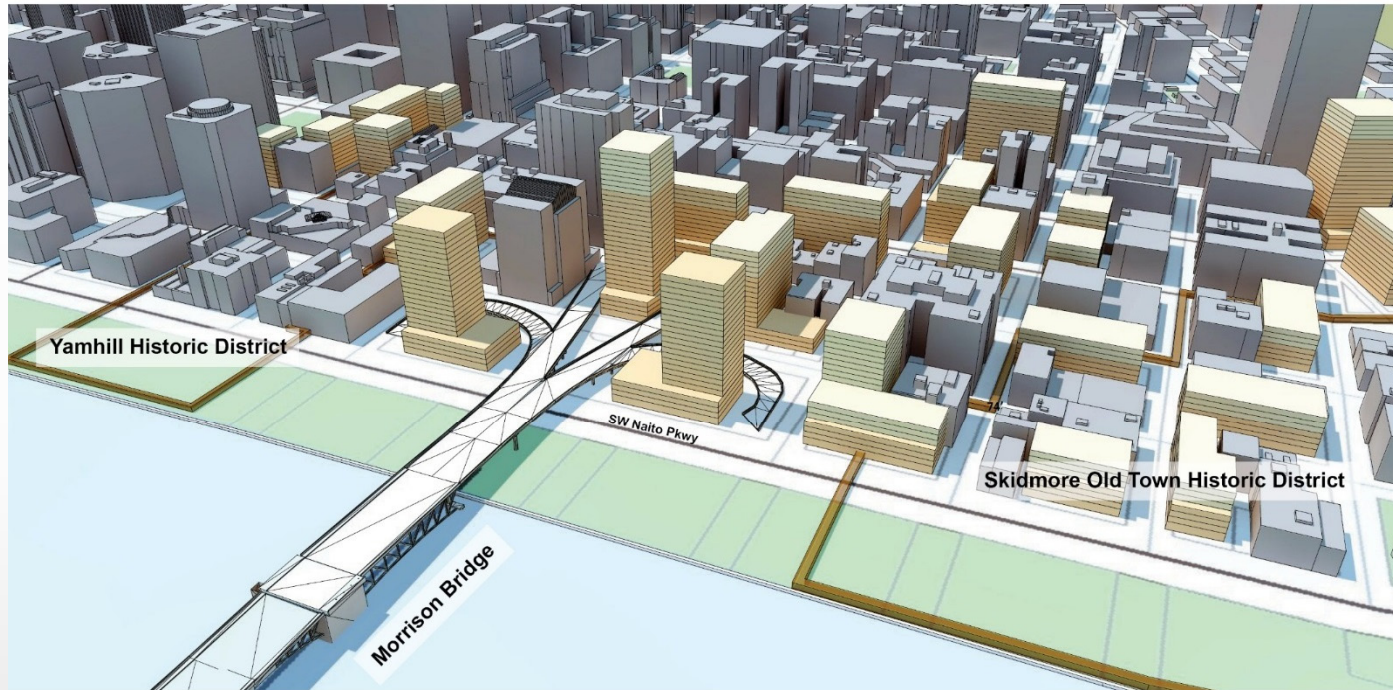
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C6: Bridgeheads



Morrison Bridgehead
FAR calculated Building Volumes with Proposed Heights
Shadow Study: April 21st 12:00 PM

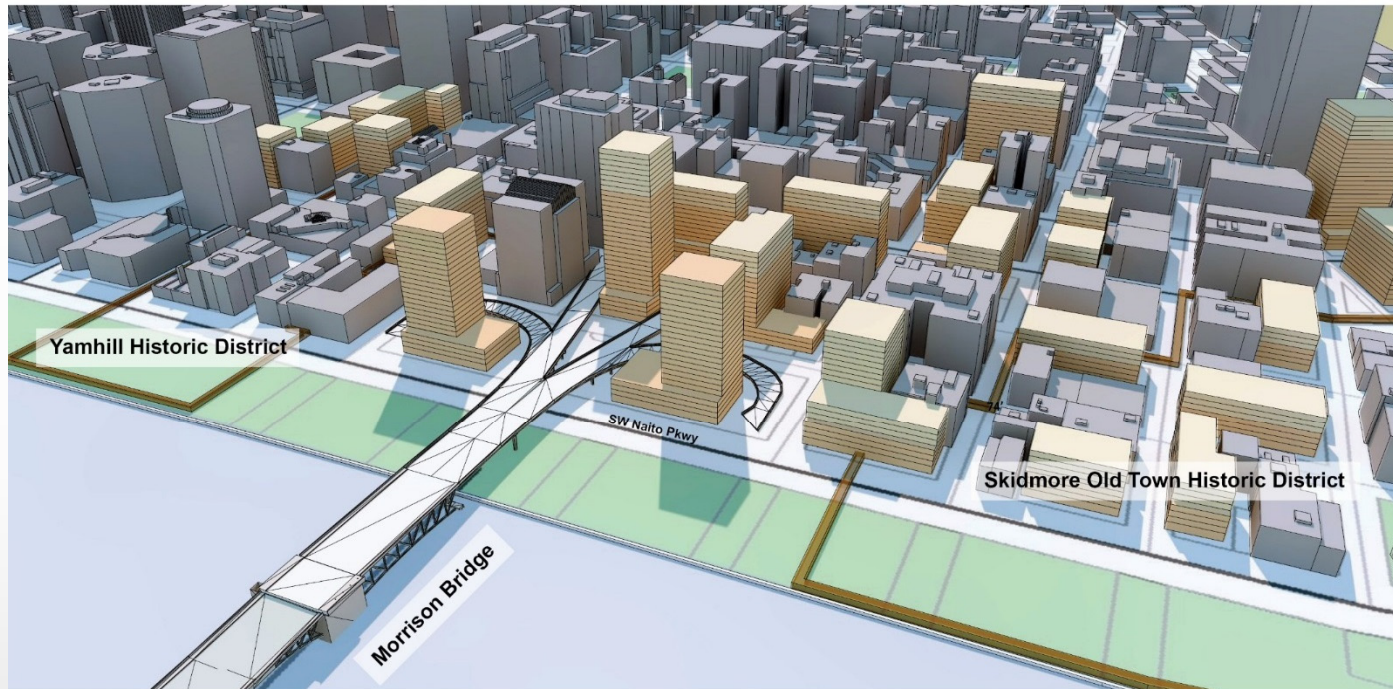
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10-06-14



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C6: Bridgeheads



Morrison Bridgehead
FAR calculated Building Volumes with Proposed Heights
Shadow Study: April 21st 03:00 PM

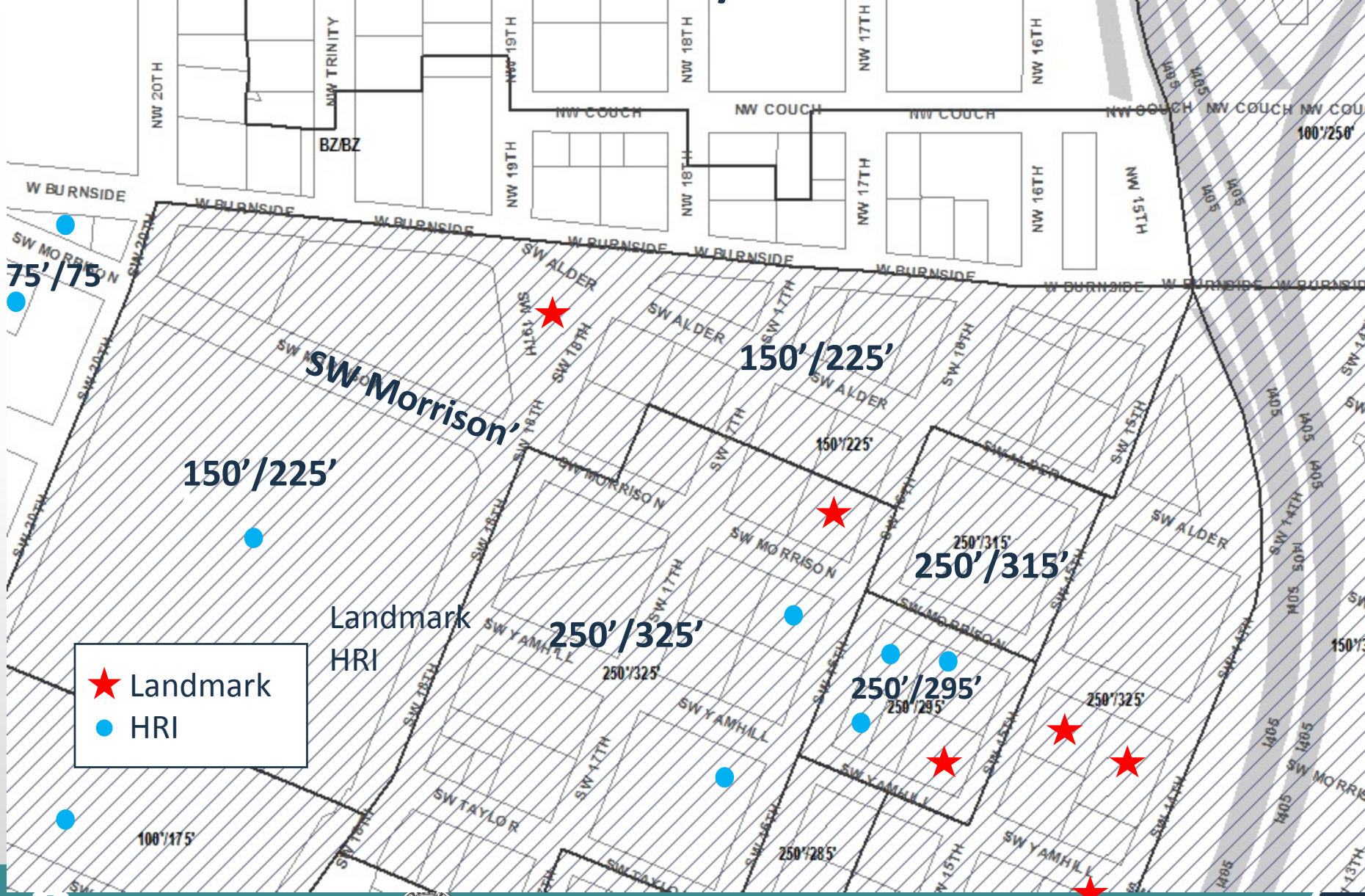
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C11: Goose Hollow/SW Morrison



- ★ Landmark
- HRI

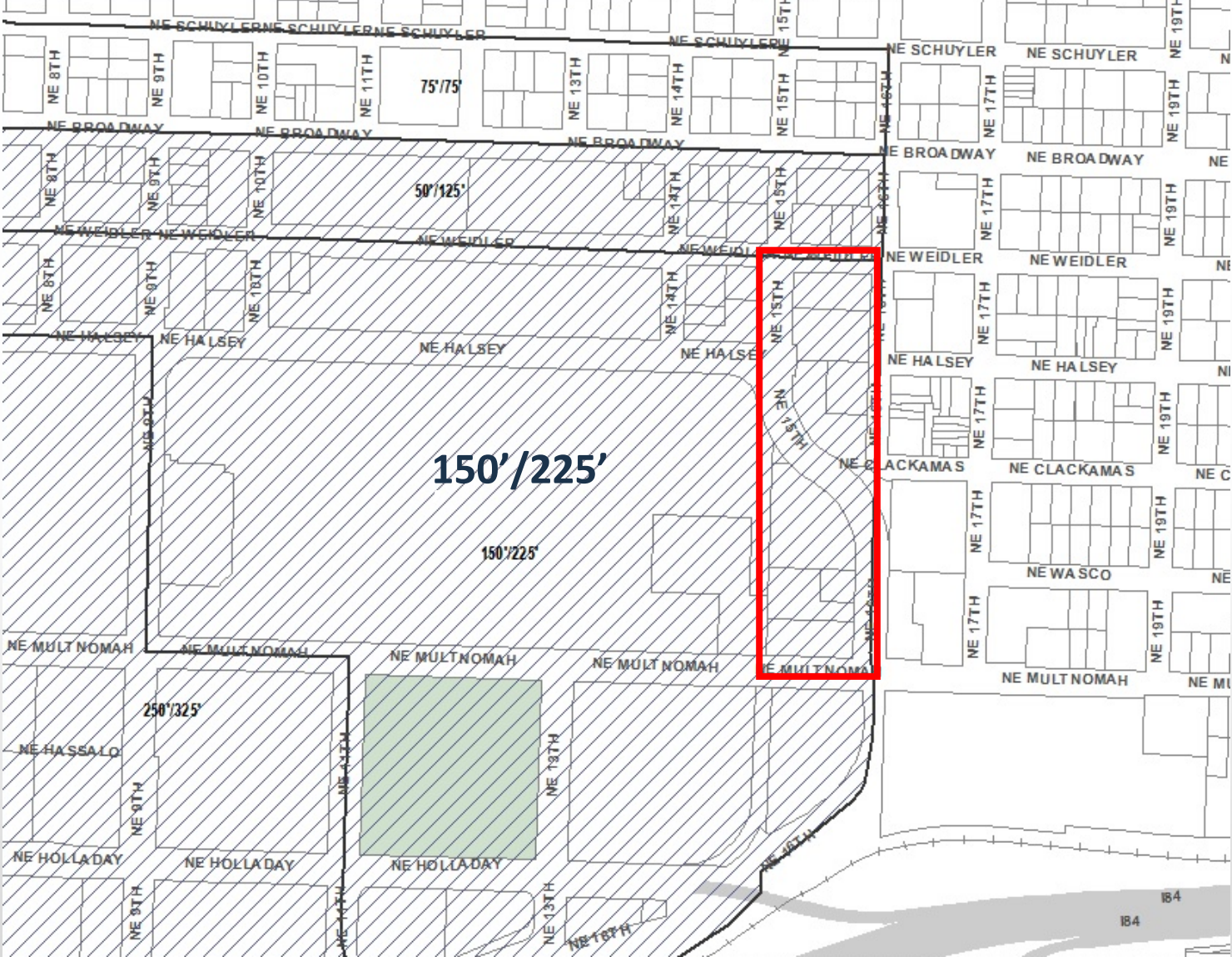
Landmark
HRI



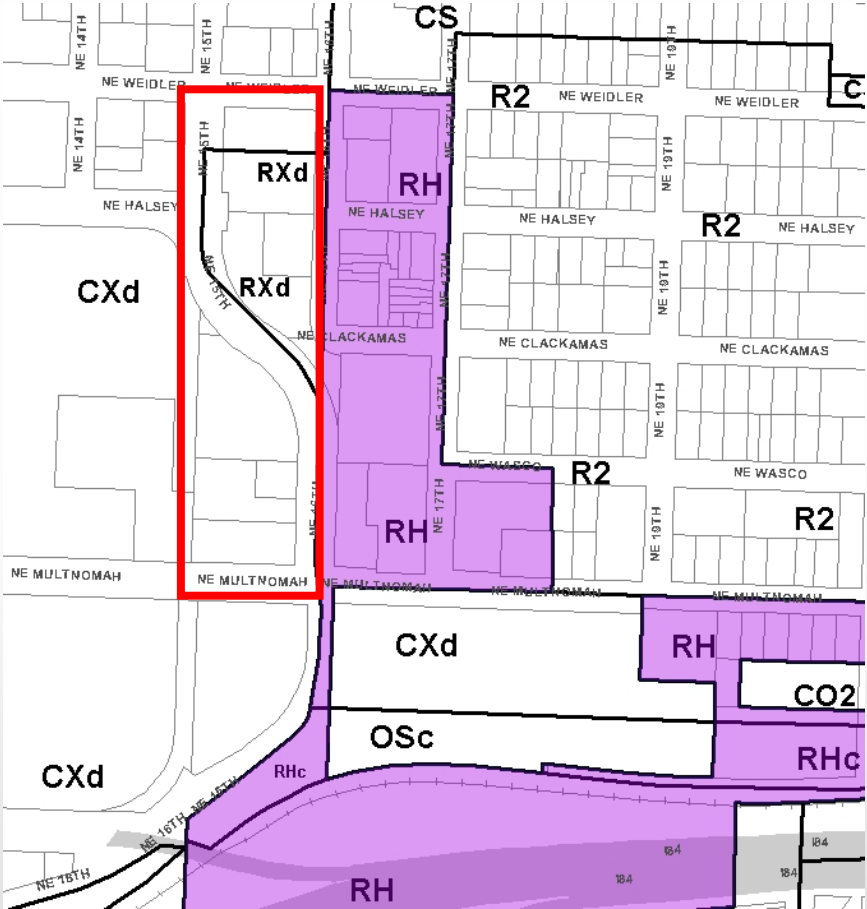
C12: Goose Hollow



C15: Lloyd District Edge



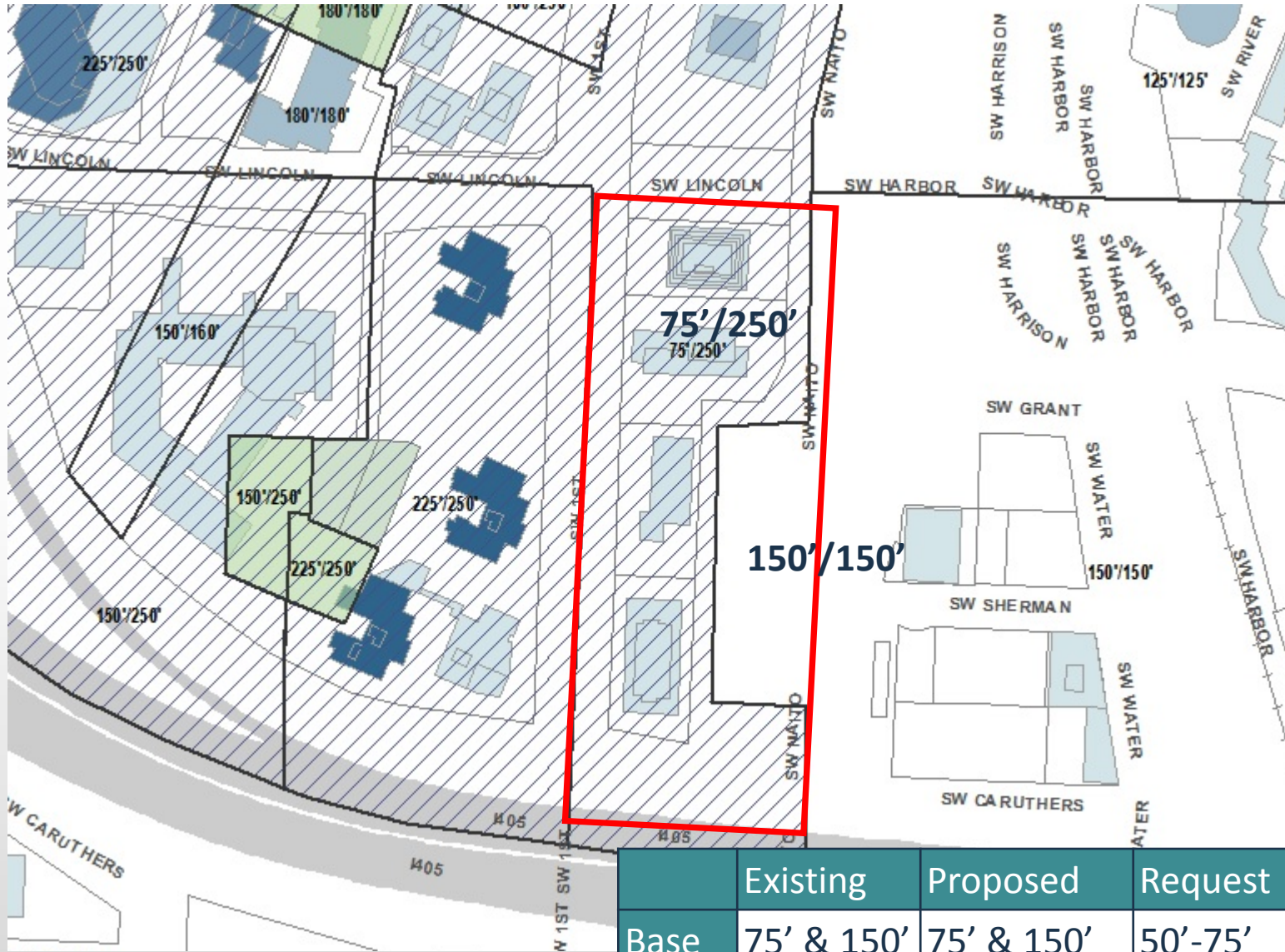
C15: Lloyd District Edge



RH Max Height = 75' (100' if within 1,000' of MAX Station)



C16: South Auditorium Area



	Existing	Proposed	Request
Base	75' & 150'	75' & 150'	50'-75'
Bonus	None	250' & 150'	None

C17: South Auditorium Area

