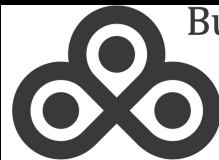


Multnomah County Health Department HQ Project Planning and Sustainability Commission Hearing 4/28/15



Bureau of Planning and Sustainability

Innovation. Collaboration. Practical Solutions.

City of Portland, Oregon

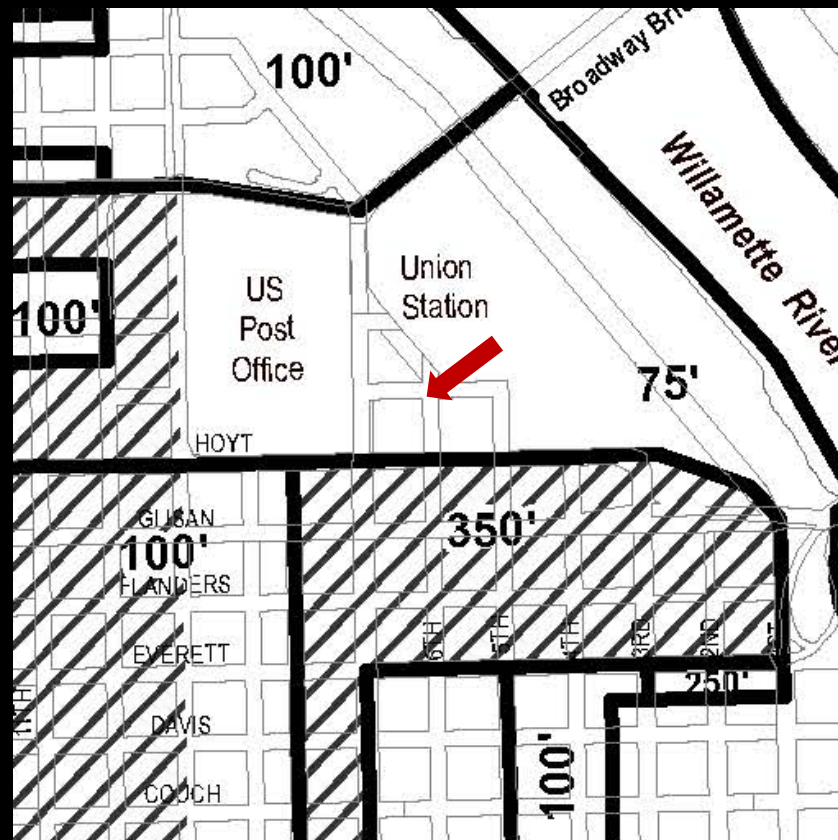
Charlie Hales, Mayor • Susan Anderson, Director



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

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

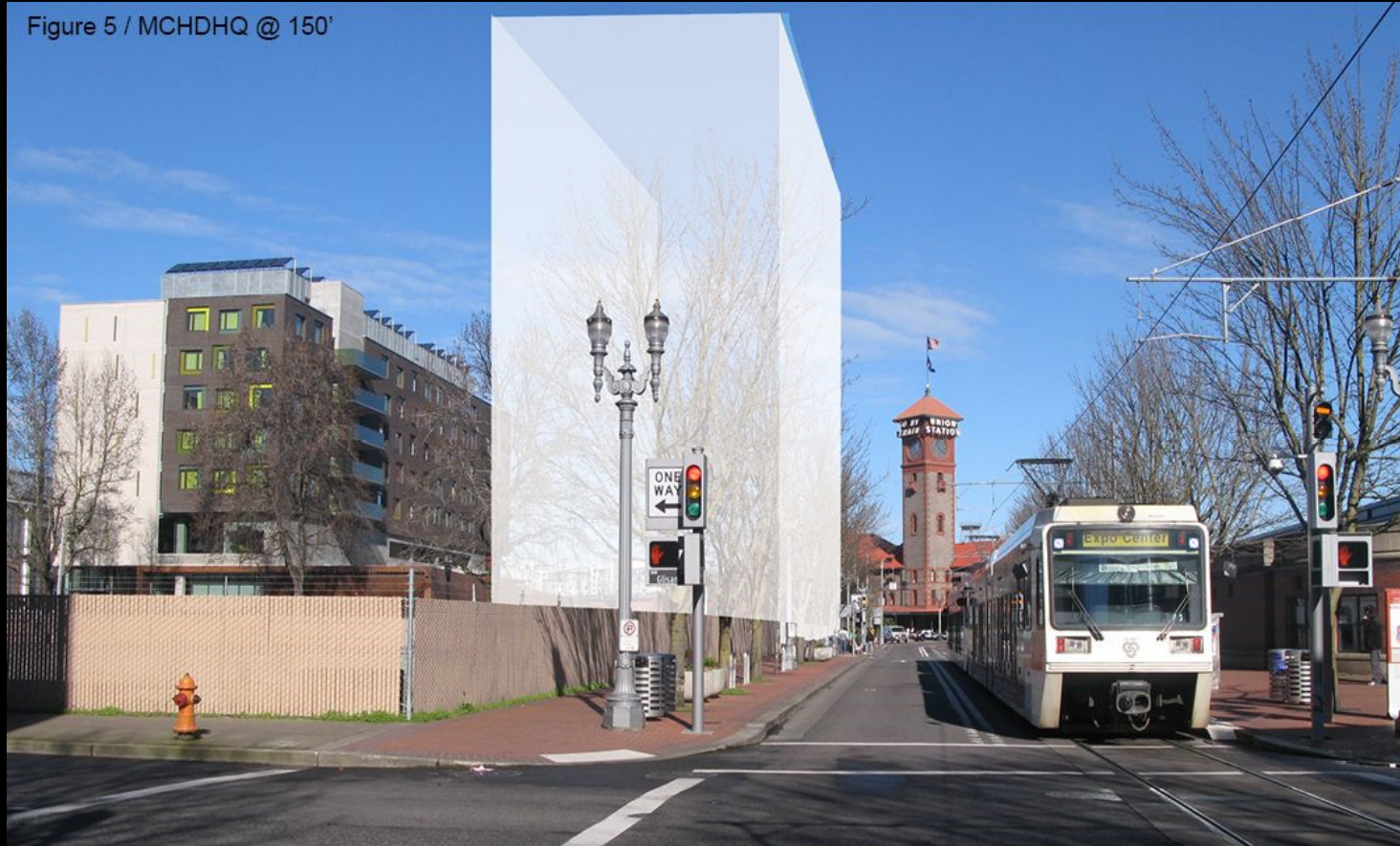
Economic, Social, Environmental and Energy (ESEE) Analysis

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 6th 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

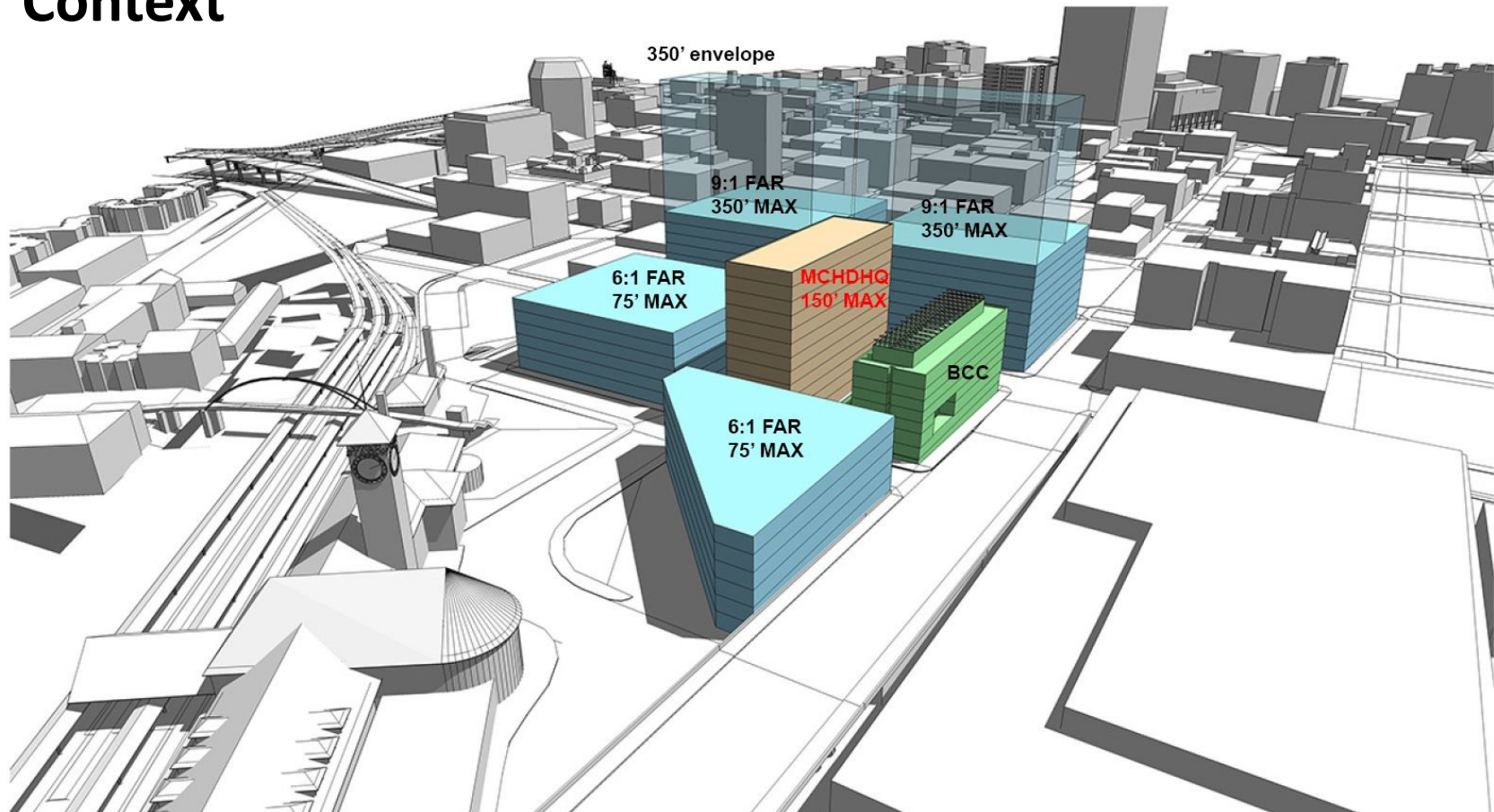
Figure 20 / MCHDHQ @ 150'



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
- Home Forward/Bud Clark Commons/Transitions Projects
- Portland Housing Bureau
- Portland Development Commission Staff
- PNCA
- Portland Historic Landmarks Commission

Requested PSC Action

Recommend that City Council:

- Adopt the Multnomah County Health Department Project *Proposed Draft*, dated April 1, 2015.
- Amend the Zoning Code, as shown in the *Proposed Draft* to:
 1. Increase the maximum base height on Block U from 75 ft. to 105 ft. and
 2. Make Block U eligible for up to 45 ft. of bonus height.

Thank You



