

## Recommended Draft Central City 2035 Plan Additional Amendments

City Council Public Hearing on CC2035  
January 18, 2018 at 2 pm

This document contains additional amendments to the Recommended Draft *Central City 2035 Plan* for City Council consideration at the January 18, 2018 Public hearing. It is organized as follows:

- I. **Major Amendments:** New amendments and revisions to amendments in the January 2018 *Amendments Report*.
- II. **Minor or Technical Amendments:** Revisions to amendments in the *Amendments Report* that staff does not think that Council needs to discuss. It is anticipated that these may be moved and seconded as a group.
- III. **Previously Moved and Seconded Amendment:** One amendment moved and seconded on December 6, 2017 was inadvertently omitted from the *Amendments Report*.
- IV. **Amendment Concept:** Concept for an additional amendment which requires further development of code language and maps. Once drafted, the code language and will be the subject of a hearing on March 8.

We anticipate that these amendments will be considered, moved and seconded prior to the start of public testimony to allow the public the opportunity to provide feedback on the items. Each amendment has a sponsor but the sponsoring commissioner has not yet committed to vote for the change.

Changes to existing code are shown using underline for new language and ~~strikeout~~ for deleted language. Shading is used to highlight language that is being added to the Recommended Draft. Deletions of previous amendment text are not shown with strikeout but the deletions are noted in the explanation section.

### I. MAJOR AMENDMENTS

#### Volume 1: Goals and Policies

##### A. New Amendment: Regional Center Policy 1.9 Equity and the economy

**Policy section:** Amend Regional Center Policy 1.9

**Sponsored by:** Commissioner Fritz

**Explanation for the amendment:** This policy amendment addresses some of the concerns raised by SEIU testimony related to who benefits from development and the desire to support living wage jobs, among other public and community benefits. This amendment also indicates that this could be accomplished through land use tools and/or other programs.

**Amended Policy 1.9:**

Support greater access to and expansion of economic opportunities in the Central City for all groups facing longstanding disparities including education, housing and employment ~~barriers~~ so that they can ~~share in employment, and~~ achieve an equitable allocation of the benefits of development and economic prosperity. Accomplish this through land use tools (e.g., FAR bonuses and transfers) and/or other programs.

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Volume 2A, Part 1: Central City Plan District

**B. Revisions to Amendment 9: Ecoroofs**

(Also see *Amendments Report* page 30).

**Code section: 33.510.243**

**Sponsor:** Commissioner Eudaly

**Explanation for the amendment:** This amendment adds a new B.1.g would allow rainwater harvesting equipment on a rooftop outside of the ecoroof area. The standard itself is not changed – 100% of the rooftop must covered in ecoroof except that 40% can have other development, which with this amendment can include rainwater harvesting equipment. Nothing in the standard precludes rainwater harvesting from non-vegetated portions of the rooftop.

**Amended code:**

**B. Ecoroof standard.** In the CX, EX, RX, and IG1 zones, new buildings with a net building area of 20,000 square feet or more must have an ecoroof that meets the following standards:

1. The ecoroof, including required firebreaks between ecoroof areas, must cover 100 percent of the building roof area, except that up to 40 percent of the building roof area can be covered with a combination of the following. Roof top parking does not count as roof area. Roof area that has a slope greater than 25% does not count as roof area:

- a. Mechanical equipment, housing for mechanical equipment and required access to, or clearance from, mechanical equipment;
  - b. Areas used for fire evacuation routes;
  - c. Stairwell and elevator enclosures;
  - d. Skylights;
  - e. Solar panels;
  - f. Wind turbines;
  - g. Equipment, such as pipes and pre-filtering equipment, used for capturing or directing rainwater to a rainwater harvesting system; or
  - h. Uncovered common outdoor areas. Common outdoor areas must be accessible through a shared entrance.
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## II. MINOR AND TECHNICAL AMENDMENTS

Volume 2A, Part 1: Central City Plan District

### C. Revisions to Amendment 12: Master Plan

(Also see *Amendments Report* page 35).

**Code Paragraph: 33.510.255.H.2**

**Sponsored by: Mayor Wheeler**

**Explanation for the amendment:** This amendment to the Master Plan approval criteria removes reference to specific Central City Fundamental Design Guidelines. An amendment was put forward prior to the September 2017 hearings which specified that only certain design guidelines must be addressed as part of a master plan process. This was to focus the master plan process on guidelines that are relevant to site layout and design. This is no longer necessary because BPS staff will be starting a project this year to update the Central City Fundamentals which staff anticipates will include guidelines specific to the master plan process. The amendment removes the reference to specific guidelines in 33.510.255.H.2 and states that a master plan must comply with the Central City Fundamental Design guidelines and any guidelines specific to a subdistrict.

**Amended code:**

- H. Approval Criteria. A Central City Master Plan review will be approved if the review body finds that the following approval criteria have been met. Criteria H.1 through H.11 apply to all Central City Master Plan reviews. Criteria H.12 through H.15 also

apply to proposals within the area identified on Map 510-6 as requiring a Central City Master Plan review for residential uses.

1. The Central City Master Plan is consistent with applicable subdistrict goals and policies of the Central City 2035 Plan;
2. The master plan demonstrates how development will comply with the Central City Fundamental Design Guidelines, as well as any design guidelines specific to the subdistrict the master plan site is located within;
3. – 15. [No change]

#### **D. Revisions to Amendment 13: Parking Structures**

(Also see *Amendments Report* page 52).

**Code paragraph:** 33.510.261.1.3

**Sponsored by:** Commissioner Fritz

**Explanation for the amendment:** This amendment removes “where there is gross building area below the parking, but no gross building area above it” from 3.a. The amendment clarifies that parking on top of a structure is allowed. There is no need to define ‘parking on top of a structure’ in 3.a because it is already defined in 33.910 Definitions. Changing the definition in 33.510 could have unintended consequences for other parts of the code and parking in other parts of the city.

**Amended code:**

3. Surface parking and structured parking with no gross building area above it are prohibited except as follows:
    - a. Parking on top of a structure is allowed.
    - b. [a re-lettered as b]
    - c. [b re-lettered as c]
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#### **E. Revisions to Amendment 36: Parking and Loading access standards.**

(Also see *Amendments Report* page 83-84).

**Code subparagraph:** 33.510.263.B.1.g

**Sponsored by:** Commissioner Saltzman

**Explanation for the amendment:** The reference to SW Morrison is changed to reflect that there is MAX light rail track that connects eastbound trains on SW Yamhill St. to SW 1<sup>st</sup> Ave.

**Amended code:**

**B. Parking and loading access standards.**

1. Motor vehicle access to or from any parking area, loading area, or parking structure is prohibited on or along the following streets unless the street listed is the site's only frontage, in which case access is not allowed:

a. – f. [No change]

g. On 1st Ave between SW Washington and SW Yamhill Streets; and

h. [No change]

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**III. PREVIOUSLY MOVED AND SECONDED AMENDMENT**

(12/6/2017)

Volume 2A, Part 1: Central City Plan District

**F. Revisions to Amendment 12: Master Plan**

Note: This amendment was moved and seconded on December 6, 2017. It was inadvertently omitted from the *Amendments Report*. (See *Amendments Report* page 35)

**Code Section: 33.510.255**

**Sponsored by: Mayor Wheeler (December 6, 2017)**

**Explanation:** The following amendments to the Central City Master Plan provisions focus on visual permeability to the Willamette River and the requirement of open space adjacent to the river for the River place master plan area.

**Amended Code:**

**33.510.255 H. Approval Criteria**

7. Internal open areas are accessible within, and distributed throughout, the master plan area, and have connections to the surrounding neighborhood and to any adjacent open space. Internal open areas enhance visual permeability through the site, especially on sites near the Willamette River. The size and location of each open area must be adequate to accommodate the intended use of the space.

**33.510.255 K. Open area requirement.**

1-2. [No change].

3. Required open area development standards.

a. At least 20,000 square feet, or 50 percent, whichever is less, of the required open area must be designed as parks or plazas. At least one of the parks or plazas must have dimensions that allows a 50 foot by 50-foot square to fit entirely within it, and in master plan area 6 at least one park or plaza must be located directly adjacent to the OS zone.

b-d. [No change]

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**IV. AMENDMENT CONCEPTS**

*Mayor returned  
BPS for this  
reason.*

**G. Remove view of Mt. Adams from SW Upper Hall and associated height limitations**

**Sponsored by: Mayor Wheeler**

**Explanation:** This amendment will remove protections for the view of Mt Adams from SW Upper Hall, but retain protections for the view of Mt. St Helens and the Central City skyline from the viewpoint. The Recommended Draft includes height limitations on multiple properties within the view of Mt Adams that will need to be revised to reflect the change.

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