PORTLAND'S CENTRAL CITY has a rich history shaped by abundant natural resources, two working rivers and a temperate climate. From the Native Americans who have fished for salmon in the Willamette River for centuries to the South Waterfront Greenway Trail's visitors today, Portlanders have long appreciated this special gathering place. People from around the world are drawn to the Central City's urban vitality and public spaces, employment opportunities, transportation network, cultural amenities and natural beauty.

The Central City 2035 (CC2035) Plan builds upon the city’s traditions, honoring the history of the place while boldly moving forward in new directions.

The process began in 2010 with the Central City Concept Plan, which provided a framework for detailed quadrant plans for the northeast, west, and southeast portions of the Central City. These plans were adopted by City Council as guidance for the Central City Plan update. Additional guidance came from the Central Reach Urban Design Concept (2014), updates to the Natural and Scenic Resource inventories (2015), and the Central City Floor Area Ratio Bonus and Transfer Study (2015).

The CC2035 Plan Recommended Plan Draft is the culmination of more than seven years of planning that involved more than 8,000 Portlanders. Now it’s time to review the results of all that work and community input and finish the job.

WHAT’S IN THE CENTRAL CITY 2035 PLAN?

Volume 1: Goals and Policies

Volume 2A: Zoning Code and Map Amendments
  • Part 1: Central City Plan District
  • Part 2: Willamette River and Trails
  • Part 3: Environmental and Scenic

Volume 2B: Transportation System Plan Amendments

Volume 3A: Scenic Resources Protection Plan
  • Part 1: Summary, Results and Implementation
  • Part 2: Scenic Resources Inventory
  • Part 3: Economic, Social, Environmental and Energy Analysis

Volume 3B: Willamette River Central Reach Natural Resources Protection Plan

Volume 4: Background Materials

Volume 5A: Implementation - Performance Targets and Action Plans

Volume 5B: Implementation - The Green Loop

Volume 6: Public Involvement

CENTRAL CITY FORECASTS

<table>
<thead>
<tr>
<th>Category</th>
<th>2010</th>
<th>2035</th>
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<tbody>
<tr>
<td>Households</td>
<td>23,000</td>
<td>60,500</td>
</tr>
<tr>
<td>Jobs</td>
<td>123,000</td>
<td>174,000</td>
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</tbody>
</table>

(163% increase)

(41% increase)

Over the next 20 years, 30% of the city’s population growth is expected to be in the Central City (3% of the city’s land area, or 5 square miles).
WHAT DOES THE PLAN SAY ABOUT ...?

**LIVABILITY & THE PUBLIC REALM**

◊ Establish new zoning tools and design guidelines to improve the environment where buildings meet the street, by adding features such as plazas and trees.

◊ Create a “Green Loop” — a linear park that connects amenities with separated bike and pedestrian paths through the heart of the Central City.

◊ Improve east-west routes (e.g., Salmon St) and strengthen regulations that orient new development and activity toward the riverfront.

◊ Create a new master plan tool for large sites that requires development to orient to transit, and provide open space and public realm amenities consistent with the area’s character.

◊ Support property owners interested in producing publicly accessible open spaces in park-deficient areas like the Central Eastside.

**JOBS**

◊ Increase employment opportunities for workers with a variety of interests, skills and education levels. Improve access to growing high tech, light manufacturing and software sectors.

◊ Maintain the Central City as a center of innovation and exchange through new strategies (e.g., Innovation Quadrant) that link academic research and industry.

◊ Increase job densities through more flexible employment zones in the Central Eastside and policies that seek to add office uses to the Pearl District.

◊ Continue investments in transportation infrastructure necessary for business and freight operations.

◊ Increase mixed use zoning to add flexibility and more allowed uses.

More detailed summaries of these topics and references to specific parts of the Plan can be found online at: [www.portlandoregon.gov/bps/cc2035](http://www.portlandoregon.gov/bps/cc2035)
BONUSES & TRANSFERS

◊ Update the bonus and transfer system to align with City priorities.
◊ Create a new affordable housing bonus and fund.
◊ Establish an industrial space bonus for Central Eastside.
◊ Expand the historic preservation transfer.
◊ Establish a new river open space bonus to increase public riverfront space.

ENVIRONMENT

◊ Improve resilience to climate change and hazards, including flooding, earthquakes and urban heat island by establishing new policies, providing design guidance, and monitoring results.
◊ Require that all new structures >20,000 sq ft include ecoroofs and >50,000 sq ft register for a low-carbon building program.
◊ Establish policies and regulations to improve conditions for birds, fish and wildlife, including bird-safe glazing standards.
◊ Establish tree canopy targets.

HEIGHT & VIEWS

◊ Allow taller buildings along the Transit Mall and at transit stations.
◊ Retain the basic step down to the Willamette River, parks and adjacent neighborhoods, but allow greater height around bridgeheads.
◊ Protect public view corridors based on the updated Central City Scenic Resource Protection Plan.
◊ Reduce height limits within historic districts to ensure compatibility with the existing historic character.

WILLAMETTE RIVER

◊ Protect and enhance natural resources by applying a new River Environmental (e) overlay zone to river banks and land within 50 ft of the top of bank and increasing the river setback from 25 ft to 50 ft.
◊ Allow small retail shops in Open Space zoned sites, e.g., Governor Tom McCall Waterfront Park, to activate the riverfront.
◊ Support more active uses on the Central Eastside riverfront by applying a mixed use employment zone.

HISTORIC RESOURCES & SEISMIC UPGRADES

◊ Encourage seismic upgrades and historic preservation by allowing FAR to be transferred to new projects from seismically reinforced historic landmarks and contributing resources in historic districts.
◊ Preserve existing non-residential buildings in the Central Residential (RX) zone by increasing flexibility for commercial uses.
◊ Support historic preservation in the General Industrial (IG1) zone by allowing commercial uses in historic resources and existing buildings.
◊ Preserve scale in historic districts by lowering heights and removing bonus height options.

TRANSPORTATION & PARKING

◊ Improve safety and function for pedestrians, bikes, transit and freight by making infrastructure improvements for each mode.
◊ Designate the Central City a Multi-modal Mixed-Use Area (MMA), and implement transportation projects to facilitate growth in this transit-rich area.
◊ Simplify the Parking Code to improve predictability, reduce costly parking reviews, limit new parking and surface lots, and allow shared parking.
◊ Explore tools and strategies to reduce development-related vehicle trip and parking impacts, such as transportation demand management, parking management and other strategies.
HOW TO TESTIFY

You may submit testimony to the Portland City Council on the Recommended Draft CC2035 Plan in any of the following ways:

**By Email**
Send an email to cc2035@portlandoregon.gov
Subject: CC2035 Testimony

**By U.S. Mail**
Portland City Council
c/o Bureau of Planning and Sustainability
1900 SW 4th Ave., Suite 7100
Portland, Oregon 97201
Attn: CC2035 Testimony

**In person at the public hearing**
September 7, 2017 at 2 p.m.
City Council Chambers
1221 SW 4th Avenue, Portland
(additional hearing dates may be scheduled)

**Confirm hearing dates and times**
Check the City Council calendar one week in advance at www.portlandoregon.gov/auditor/26997

**Review and testify through the Map App**
Property-specific zoning, height and FAR provisions:
www.portlandmaps.com/bps/mapapp/maps.html#mapTheme=cc2035

TSP Project List from Volume 2B:
www.portlandmaps.com/bps/mapapp/maps.html#mapTheme=cc2035TSP

TSP Street Classifications from Volume 2B:
www.portlandmaps.com/bps/mapapp/maps.html#mapTheme=cc2035TSPClass

**Review testimony as it comes in**
www.portlandmaps.com/bps/testimony

**For more information**
Visit project website:
www.portlandoregon.gov/bps/cc2035

Email the project team:
cc2035@portlandoregon.gov

Call the CC2035 helpline: 503-823-4286

The Bureau of Planning and Sustainability is committed to providing meaningful access. For accommodations, modifications, translation, interpretation or other services, please contact at 503-823-7700 or use City TTY 503-823-6868, or Oregon Relay Service: 711.