

4. Implementation Tools

This section contains amendments to the City's zoning code to implement the Central City Scenic Resources Protection Plan. The proposed changes include:

- 33.480, Scenic Resources – New maps that show the locations of viewpoints, view corridors, scenic corridors and scenic sites and clarifications to the zoning code.
- 33.510, Central City – Maximum building heights were adjusted to be protective of views.
- 33.430, Environmental Zones – A new that allows tree removal within view corridors.

Chapter 33.480, Scenic Resources, includes zoning code and maps of viewpoints, view corridors, scenic sites and scenic corridors. Previously maps of the scenic resources were located in the 1991 *Scenic Resources Protection Plan* and Chapter 33.480 references the plan for location of resources. Also, all view corridors that coincide with an environmental overlay zone will be added to the official zoning map as scenic overlay zones. These two changes are occurring citywide, not just in the Central City. The addition of maps to Chapter 33.480 and adding the scenic overlay zone to view corridors on official zoning maps is not a change in legislative intent from the 1991 *Scenic Resources Protection Plan*. Rather, adding the maps to the zoning code and adding the scenic overlay zones to the zoning maps makes the information easier to access and reduces the need to look at multiple documents to understand where the scenic resources are located in relation to the environmental resources.

Chapter 33.510, Central City, includes two maps that relate to building heights. Map 510-3 shows the maximum building heights and areas eligible for height increases using bonuses or transfers. Map 510-4 is the maximum building heights inclusive of increases. The Central City Economic, Social, Environmental and Energy Analysis (CCESEE) decisions were used to adjust maximum heights to be protective of views.

Chapter 33.430, Environmental Zones, is updated to allow vegetation maintenance within view corridors. There are viewpoints and view corridors within environmental overlay zones. Some of these view corridors have vegetation, particularly trees, which are blocking or partially blocking views of the Central City skyline or across the skyline to Mt Hood, Mt St Helens or Mt Adams. Currently, in Chapter 33.430 there is an exemption for vegetation removal within a viewpoint but tree removal in a view corridor requires an Environmental Review. A new standard has been added to allow tree removal, up to 12 inches diameter for a native tree and any size non-native tree, within view corridors provided that the trees are replaced. If the standard cannot be met, an applicant must go through Environmental Review.

The Central City 2035 Plan, Volume 2 contains the specific zoning code and map changes.

5. Citizen Involvement

Scenic resources have been an important issue in the Central City dating back to the late 1970s. Citizens and visitors place value on scenic resources because these resources help define unique neighborhoods, represent our culture and history, increase property values and draw tourists. Citizens have been involved in developing and reviewing parts of the Central City Scenic Resources Protection Plan (CSRPP) in various ways.

Beginning with the Central City 2035 (CC2035) North/Northeast Quadrant Plan in 2012, followed by the West Quadrant and the Southeast Quadrant plans, staff from the Bureau of Planning and Sustainability have discussed scenic resources with advisory committees and the public. Scenic resources emerged as an important topic because some of the maximum building heights in the Central City were set based on the 1991 *Scenic Resources Protection Plan*. There were questions about whether those heights were protective of the public views. There were also questions about if some of the heights were too restrictive and taller buildings could actually be allowed without impacting public views.

In spring 2014, staff shared a map with the public that showed all existing scenic resources in and around the Central City and asked the public to nominate new resources for potential inclusion. A press release was issued in July 2015. There were 11 nominated views, all of which were evaluated as part of the Central City Scenic Resources Inventory (CCSRI). The draft CCSRI was published in April 2015 and was available for public review through May 31, 2015. An email was sent to the Central City 2035 mailing list, which includes 1,100 addresses, and the River Plan mailing list, which includes 450 addresses.

The Discussion Draft CSRPP, including the updated CCSRI, Central City Economic, Social, Environmental and Economic Analysis (CCESEE), was published with the CC2035 on February 8, 2016. The CC2035 Discussion Draft was announced via:

- Press release
- Y postcard mailings
- Z emails

The following public events were held for CC2035. The CSRPP was included in materials and presentations at these events:

DATE	MEETING/EVENT
February 24, 2016	Public Open House
March 2, 2016	Public Open House

Note – As public meetings and events take place, they will be added to the table.

