“Tree is leaf and leaf is tree—
house is city and city is house—
a tree is a tree but it is also a huge leaf—
a leaf is a leaf, but it is also a tiny tree—
a city is not a city unless it is also a huge house—
a house is a house only if it is also a tiny city”

Aldo van Eyck
Part III, APPENDIX

This appendix on the following pages contains maps described in the introductory portion of this document. Because this document and its content is more suited to a “landscape” format of presentation, some of these maps had to be reduced to fit the pages.

The maps in this appendix should be considered as generalizations. Those requiring current, accurate information concerning the zoning applicable to a given property should contact planning staff of the Office of Planning and Development Review at the Development Services Center, located at 1900 SW 4th Avenue, Suite 1500, or call 503-823-7526.

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Alphabet Historic District Boundary Map

Appendix

Alphabet Historic District

Areas overlapping Central City Plan District

Historic District Boundary

Central City Plan District Boundary

Areas where Historic District and Central City Plan District overlap

INFORMATION SOURCES:
* Title: Alphabet Historic District
* Source: City of Portland Bureau of Planning
* Date: Nov. 8, 2003
* Scale: 1" = 125' (1:1485)
* Medium: Paper
* Size: 24" x 36"
* Notes: This map is intended for informational purposes only. The City of Portland does not guarantee the accuracy of the map. Users are encouraged to verify information with the City of Portland Planning Department.
King’s Hill Historic District Boundary Map

King’s Hill Historic District
Areas overlapping Central City Plan District

Historic District Boundary
Central City Plan District Boundary
Areas where Historic District and Central City Plan District overlap

INFORMATION SOURCES:

*Note: Originals produced by Oregon Dept. of Revenue. Modified and updated by Multnomah County Assessment & Taxation and Portland Dept. of Transportation. Updated through July 2003. Accuracy +/- .1 feet.

All data compiled from source materials at different scales. For more detail, please refer to the source materials or City of Portland, Bureau of Planning.
Adopting Ordinance #175340

Ordinance No. 175340

Amend the Central City Plan Fundamental Design Guidelines. (Ordinance: amend Ordinance 163325)

The City of Portland Ordinances:

Section 1. The Council finds:
1. Oregon Revised Statutes (ORS) 197.640 requires cities and counties to review their comprehensive plans and land use regulations periodically and make changes necessary to keep plans and regulations up-to-date and in compliance with Statewide Planning Goals and State law.
3. On November 19, 1980, the City Council adopted the Downtown Design Guidelines by Ordinance 130762. The guidelines were developed and adopted to provide clear statements of the guidelines of design acceptability for proposals subject to design review within the area of Portland's Downtown Plan. Although they are discretionary in nature, the Downtown Design Guidelines were adopted as the mandatory approval criteria for Downtown Design Review.
4. On March 24, 1988, by Ordinance 160666, the City Council adopted the Central City Plan and made the Central City Plan a part of the City's acknowledged comprehensive plan. The Central City Plan's area included all of the area included in the 1972 Downtown Plan plus roughly 2200 acres in seven subdistricts adjacent to the Downtown Plan's area. The Central City Plan specifically identified the Guidelines/Portland Downtown Plan as part of the City's Comprehensive Plan by reference in Comprehensive Plan Policy 2.10 and by reference under Central City Plan Policy 914. Both policies call for the implementation of the Goals and Guidelines/Portland Downtown Plan.
5. As part of their adoption of the Central City Plan, the City Council directed that design guidelines be developed for all areas of the Central City that were made subject to design review by the adoption of the Central City Plan. On an interim basis, the Council directed that the Downtown Design Guidelines were to be used as the mandatory approval criteria for design review throughout the Central City.
6. On August 1, 1990, the City Council adopted the Central City Plan Fundamental Design Guidelines (CCFDG) by Ordinance 163325. The guidelines incorporated the bulk of the content of the Downtown Design Guidelines and applied that content to the entire Central City. However, guidelines within the Downtown Design Guidelines that addressed specific subareas of the Downtown were not reflected in the CCFDG. In adopting the CCFDG, the City Council directed that Downtown Design Guidelines remain fully in effect within the Downtown, and that each of the Central City's other subdistricts have special design guidelines developed for them. These special district design guidelines were to supplement and be used in conjunction with the CCFDG.

7. The published version of the Central City Fundamental Guidelines was intended to include illustrative examples, in photos and drawings, of projects that had been built that were in conformance with the new guidelines. Due to a lack of funding, the development of the proposed illustrated version of the Central City Plan Fundamental Design Guidelines (CCFDG) was delayed.
8. Special district design guidelines were developed through the 90's for the following subdistricts of the Central City: North Macadam, the Central Eastside, the Lloyd District, Goose Hollow, and the River District. Guidelines for Lower Albina were created with the Albina Design Guidelines, and later updated and incorporated into the Community Design Guidelines. Special district design guidelines were also adopted for the East Portland/Grand Avenue and NW 13th Avenue Historic Districts. These historic district design guidelines were also intended to supplement and be used in conjunction with the CCFDG.
9. As part of the development of the River District Special District Design Guidelines, a successful effort was made to streamline the review process. The streamlined process was achieved through the creation of an applicability chart that specified which of the guidelines are applicable, and must be addressed for different scales of proposals. Since enactment of the River District Special District Design Guidelines applicability chart, the City has been interested in creating a similar streamlining method for all areas of Portland that are subject to design review.
10. Although the bulk of the content of the Central City Fundamental Design Guidelines and the Downtown Design Guidelines is the same, individual findings are required for each of the guidelines in both documents. In 1997 the Development Review Section of the Bureau of Planning, now part of the Office of Planning and Development Review (OPDR), requested that the remaining content of the Downtown Design Guidelines be added to the CCFDG. The addition would eliminate the need for duplicate findings and address potential confusion that could emerge from minor language differences in the two documents allowing the retirement of the Downtown Design Guidelines and reducing the number of design guidelines documents that the City must maintain and distribute. The proposed revisions transfer the remaining content of the Downtown Design Guidelines to the CCFDG, and consequently allow the Downtown Design Guidelines document to be retired.
11. Over the last two years, the proposed revisions have been developed. Staff consulted with a variety of interest groups including the Association for Portland Progress (APP), the American Institute of Architects Urban Design Committee (AIA), the Portland Development Commission (PDC), and neighborhood associations as well as the design staff in the Office of Planning and Development Review (OPDR) who administer design review cases on a daily basis. Extensive discussions were held with the Design Commission related to the content of the new rooftop guidelines, the transition of content from the Downtown Design Guidelines to the CCFDG, the development of applicability charts, the refinement of guideline language and the images to be used to illustrate each guideline.
Statewide Planning Goal Findings

18. State planning statutes require cities to adopt and amend comprehensive plans and land use regulations in compliance with the state land use goals. Because of the limited scope of the amendments in this ordinance, only some of the state goals apply. State goals that do not apply include Goal 3 - Agricultural Lands; Goal 4 - Forest Lands; Goal 7 - Areas Subject to Natural Disasters and Hazards; Goal 11 - Public Facilities and Services; Goal 16 - Estuarine Resources; Goal 17 - Coastal Shorelines; Goal 18 - Beaches and Dunes, and Goal 19 - Ocean Resources. State goals that apply are enumerated below.

19. Goal 1 - Citizen Involvement, requires opportunities for citizens to be involved in all phases of the planning process. The preparation of the revisions to the Central City Fundamental Design Guidelines, from 1995 through 2000, included numerous opportunities for citizen involvement:

- On March 30, 2000, the Bureau of Planning published the Working Draft of the Central City Plan Fundamental Design Guidelines. A memorandum outlining the project goals and two copies of the draft were mailed to Central City neighborhood and business associations and other interested persons and organizations.

- On April 20, July 20, and September 21, 2000 Bureau of Planning staff briefed the Portland Design Commission on the progress of the revisions to the Central City Plan Fundamental Design Guidelines. In this meeting the Design Commission provided direction to staff in the form of comments and suggestions.

- On June 9, 2000, the Association for Portland Progress, upon request, was briefed on the revisions proposed in the Working Draft of the Central City Fundamental Design Guidelines.

- On May 15, 2000, the American Institute of Architects Urban Design Committee, upon request, was briefed on the revisions proposed in the Working Draft of the Central City Fundamental Design Guidelines.

- On July 18, 2000, the Pearl District Neighborhood Association, upon request, was provided with a general briefing on the intent of the project and the relevance to new development in the Pearl District.

- On July 31, 2000, Bureau of Planning staff met individually with Charlie Sax, former president of the Portland Design Commission, to discuss the revisions to the Central City Plan Fundamental Design Guidelines.

- On July 31, 2000, Spencer & Kupper, under contract with the Portland Development Commission, provided the Bureau of Planning with a detailed set of comments and suggestions on the design guidelines and proposed revisions. Bureau of Planning staff responded to each of the comments and suggestions in the same format and provided both the Portland Development Commission and Spencer & Kupper with a memorandum of response.

- On September 5, 2000, notice of the Portland Design Commission hearing was mailed to all parties that had provided comments and suggestions on the Working Draft of the Central City Fundamental Design Guidelines.
Adopting Ordinance, continued

20. **Goal 2 — Land Use Planning**, requires the development of a process and policy framework which acts as a basis for all land use decisions and assures that decisions and actions are based on an understanding of the facts relevant to the decision. The Portland Comprehensive Plan is consistent with Statewide Planning Goal 2. The proposed revisions to the Central City Plan Fundamental Design Guidelines provide guidance for the siting and design of land uses to meet the public policy objectives of the Portland Comprehensive Plan and comply with the state-wide goal. The introduction of applicability charts for design and historic design review case will help identify the applicable documents and the design guidelines based on location and project type, respectively. This change will streamline the process for both applicants and design review staff and will be an effective tool for implementing the goals and policies of the Portland Comprehensive Plan.

21. **Goal 5 — Open Space, Scenic and Historic Areas, and Natural Resources**, calls for the conservation of open space and the protection of natural and scenic resources. The proposed revisions to the Central City Plan Fundamental Design Guidelines support this goal. The revised design guidelines will ensure that development in historic areas is compatible with and complementary to the existing historic character of the area. The Central City Plan Fundamental Design Guidelines will continue to be used as approval criteria for design review in historic areas. Because Portland has been designated as a Certified Local Government by the US Department of Interior, the Secretary of Interior’s standards for historic design review are also applicable to individually listed properties and to properties within historic districts that are listed in the National Register of Historic Places.

22. **Goal 6 — Air, Water, and Land Resources Quality**, calls for maintenance and improvement of the quality of these resources. On December 9, 1994, the LCDC approved the City's final periodic review work plan and program for air quality which is being addressed citywide in coordination with the State Department of Environmental Quality. The proposed revisions to the Central City Plan Fundamental Design Guidelines support this goal. In general, the Central City Plan Fundamental Design Guidelines promote a compact city form supported by a transit system of buses and light rail and an enhanced pedestrian environment as well as policies that encourage bicycling as an important transportation option. The compact city form, a part of the City's urban design vision (see Policy 12 Urban Design, from the Central City Plan and Goal 12 Urban Design, from the Comprehensive Plan) has the potential to reduce vehicle miles traveled. In addition, the revision of guideline C11 - Integrate Roofs and Roofstips encourages the development of eco-roofs that will result in better on-site storm water management and potentially improve the water quality of our creeks and rivers.

23. **Goal 9 — Economy of the State**, calls for diversification and improvement of the economy of the state. If the City is to achieve the goals of the Region 2040 Plan for new jobs and residents, we must ensure that new development increases, rather than decreases, the economic and attractiveness of Portland for investment. The proposed revisions to the Central City Plan Fundamental Design Guidelines support this goal. The design guidelines will promote high quality commercial and residential development in Portland's Central City that will attract new tenants and residents. The introduction of applicability charts also supports high quality commercial and residential development through the streamlining of the design review process.

24. **Goal 10 — Housing**, calls for providing for the housing needs of citizens of Oregon. The proposed revisions to the Central City Plan Fundamental Design Guidelines support this goal. The design guidelines encourage innovative medium to high density residential development in the market rate and below market rate segments of the housing market in established and emerging neighborhoods, providing a wide range of housing choices for citizens.

25. **Goal 12, Transportation**, calls for a safe, convenient and economic transportation system. The proposed revisions to the Central City Plan Fundamental Design Guidelines support this goal. Revisions to the design guidelines promote pedestrian-friendly, transit-supportive development that encourage alternatives to automobile use and reduce vehicle miles traveled. Therefore, these revisions are supporting of this goal and of the State Transportation Planning Rule (OAR 660-12). The findings on Comprehensive Plan Goal 6 — Transportation, also support this goal.

26. **Goal 13, Energy Conservation**, calls for a land use pattern that maximizes the conservation of energy. The proposed revisions to the Central City Plan Fundamental Design Guidelines support this goal. The proposal promotes a compact city that will reduce vehicle miles traveled, provide guidance in the development of eco-roofs, encourage rehabilitation, restoration and adaptive re-use of existing buildings, and encourage the use of high performance architecture. The guiding principles embodied in the design guidelines promote a reduction in the consumption of energy and natural resources.

27. **Goal 14, Urbanization**, calls for the orderly and efficient transition of rural lands to urban uses. The proposed revisions to the Central City Plan Fundamental Design Guidelines support regional urban growth boundary by encouraging infill development inside the urbanized area and, consequently, reducing potential need for conversion of rural lands to urban uses. The revisions enhance the City’s compliance with this goal by streamlining the design review process through an introduction of applicability charts thus promoting the most intense development opportunities in the Central City.

28. **Goal 15, Willamette River Greenway**, calls for the protection, conservation, and maintenance of the natural, scenic, historic, agricultural, and recreational qualities of land along the Willamette River. The proposed revisions to the Central City Plan Fundamental Design Guidelines support this goal. The revised guideline, AL - Integrate the River, supports an integrative approach to design as the urban edge of the Central City meets the natural edge of the Greenway. This guideline highlights the importance of visual and physical connections to the River and Greenway to enhance its scenic and recreational qualities. Locations within the boundaries of the Willamette River Greenway are also subject to the Willamette River Greenway Design Guidelines.
Central City Fundamental Design Guidelines

Appendix

Portland Comprehensive Plan Goal Findings

29. The City's Comprehensive Plan was adopted by the Portland City Council on October 16, 1980, and was acknowledged as being in conformance with the statewide planning goals by the Land Conservation and Development Commission on May 1, 1981. On May 26, 1995, the LCDC completed its review of the City's final local periodic review order and periodic review work program.

30. Goal 1 -- Metropolitan Coordination, says the Comprehensive Plan must be coordinated with federal and state law and support regional goals, objectives, and plans to promote a regional planning framework. The proposed revisions to the Central City Plan Fundamental Design Guidelines comply with this goal, specifically the development of the applicability charts. The charts identify the relevant documents, based on location, and design guidelines, based on project type, necessary for design review in historic areas and helps to meet Statewide Goal 5 -- Open Space, Scenic and Historic Areas, and Natural Resources.

31. Goal 2 -- Urban Development, calls for maintaining Portland's role as the major regional employment and population center by increasing opportunities for housing and jobs while retaining the character of established residential neighborhoods and business centers. Livability plays a critical role in making the city an attractive housing and employment center. In general, the proposed revisions to the Central City Plan Fundamental Design Guidelines are supportive of this goal. They are tools for encouraging quality infill and redevelopment that have a positive effect on livability and would significantly increase the attractiveness of Portland for commercial and residential investment. The introduction of applicability charts also support high quality commercial and residential development through the streamlining of the design review process.

32. Policy 2.1 -- Population Growth, calls for accommodating the projected increase in city households. The proposed revisions to the Central City Plan Fundamental Design Guidelines support this policy. In order to achieve our housing goals under the Region 2040 Plan, the established and emerging neighborhoods in Portland's Central City have been identified as a significant area for the accommodation of Portland's share of regional residential growth. The design review process encourages high quality construction and design methods that work to promote higher density residential development in the Central City. Well-executed high-density residential development in the Central City that houses the full range of the city's residents can foster acceptance of increased density development in established and emerging neighborhoods in Portland's Central City and throughout the city.

33. Policy 2.2 -- Urban Diversity, calls for a range of living environments and employment opportunities for Portland residents in order to attract and retain a stable and diversified population. In general, the proposed revisions to the Central City Plan Fundamental Design Guidelines support this policy. The revised guidelines encourage creative design approaches to both residential and commercial developments as well as the adaptive re-use of existing historic structures. This flexibility provides for a variety of different living environments that can meet the needs of different incomes and age groups.

34. Policy 2.6 -- Open Space, calls for the provision of opportunities for recreation and visual relief by preserving Portland's parks, golf courses, trails, parkways and cemeteries. It also calls for the establishment of a loop trail that encircles the city, and promotes the recreational use of the city's rivers, creeks, lakes and sloughs. The proposed revisions to the Central City Plan Fundamental Design Guidelines support this policy. The revisions to the guideline language of guidelines AI -- Integrate the River, BS -- Make Plazas, Parks and Open Spaces Successful and CI1 -- Integrate Roofs and Rooftops as well as some of their visual examples of how to meet the guideline encourage park development and maintenance in the dense Central City as both visual relief and a stage for recreational, cultural and social interaction.

35. Policy 2.7 -- Willamette River Greenway Plan, calls for the implementation of the Willamette River Greenway Plan that preserves a strong working river while promoting recreation, commercial and residential waterfront development along the Willamette south of the Broadway Bridge. The proposed revisions to the Central City Plan Fundamental Design Guidelines support this policy. The revisions to the guideline language of AI -- Integrate the River promotes a design vision that strives to integrate the river and Greenway. This can be accomplished through the use of design features that promote visual and physical connections to the river and Greenway and that capitalize on characteristics of the urban to natural transition.

36. Policy 2.9 -- Residential Neighborhoods, calls for a range of housing types to accommodate increased population growth while improving and protecting the City's residential neighborhoods. The proposed revisions to the Central City Plan Fundamental Design Guidelines support this policy. The promotion of innovative design approaches in residential development and the revisions of guideline language pertaining to issues of compatibility and context, guidelines CI3 - Respect Architectural Integrity, C4 - Complement the Context of Existing Buildings, and C5 - Design for Coherency, support the development of a diversity of housing types that improve and build on the positive characteristics of the area.

37. Policy 2.10 -- Downtown Portland, calls for reinforcing the downtown's position as the principal commercial, service, cultural and high density housing center in the city and the region. It also calls for maintaining the downtown as the city's principal retail center through implementation of the Downtown Plan. Livability plays a critical role in making the city an attractive housing and employment center. In general, the proposed revisions to the Central City Plan Fundamental Design Guidelines are supportive of this goal. The revised design guidelines will continue to be used as tools for encouraging quality infill and redevelopment as well as new construction. The inclusion of images with captions, in this version of the Central City Plan Fundamental Design Guidelines, that meet the intent of the guidelines provide another layer of guidance to designers and developers. Developments that meet the intent of the design goals will have a positive effect on livability and may significantly increase the attractiveness of Portland's Central City for commercial and residential investment.
Adopting Ordinance, continued

38. Policy 2.11 — Commercial Centers, calls for strengthening commercial centers with retail, office, service and labor-intensive industrial activities which are compatible with the surrounding area and encouraging the retention of existing medium and high density zoning adjacent to these centers. In general, the proposed revisions to the Central City Plan Fundamental Design Guidelines are supportive of this policy. Revisions to the guidelines include the encouragement of quality design and construction of all buildings (C2 — Promote Quality and Permanence in Development) as well as complementing the context of buildings in which new developments occur (C4 — Complement the Context of Existing Buildings). The revisions to the Central City Plan Fundamental Design Guidelines continue to protect investments and encourage new development that is transit and pedestrian oriented.

39. Policy 2.12 — Transit Corridors, calls for the provision of a mixture of activities along major transit routes and Main Streets to support the use of transit, the encouragement of development of commercial uses, the allowance of labor-intensive industrial activities which are compatible with the surrounding area, the increase of residential densities on residentially-zoned lands within one-quarter mile of existing and planned transit routes to transit-supportive levels, and the requirement of development along transit routes to relate to the transit line and pedestrians and to provide on-site pedestrian connections. The Central City is the transportation hub of the region with multiple bus lines and the light rail corridor. In general, the proposed revisions to the Central City Plan Fundamental Design Guidelines are supportive of this policy. Revisions to the guideline language of B1 — Reinforce and Enhance the Pedestrian System, C7 — Design Corners That Build Active Intersections and C9 — Develop Flexible Sidewalk Level Spaces encourage pedestrian activity, emphasizes building orientation to transit streets and promotes a mixture of activities along the Central City streets.

40. Policy 2.15 — Living Closer to Work, calls for locating greater residential densities near major employment centers, including Metro-designated regional and town centers. The Central City is a major employment center for the City and in the region as well as the focal point of the public transit system. It is also a growing residential center. The proposed revisions to the Central City Plan Fundamental Design Guidelines are supportive of this policy. Guidelines from Section C: Project Design emphasize design compatibility and context sensitivity. In addition, the emphasis on the pedestrian environment and connections to transit support City efforts to make living closer to work an attractive and desirable option. This design approach advances the concept that sensitive design can effectively promote vital and functional mixed-use developments that accommodate higher densities.

41. Policy 2.19 — Infill and Redevelopment, calls for infill and redevelopment as a way to implement the Livable City growth principles; accommodate expected increases in population and employment; encourage infill and redevelopment in the Central City, at transit stations, along Main Streets; and as neighborhood infill in existing residential, commercial and industrial areas. In general, the proposed revisions to the Central City Plan Fundamental Design Guidelines are supportive of this policy. The revisions to the guideline language and the addition of images with explanatory captions provide an increased level of guidance to designers and developers. The development of applicability charts also function as a tool to assist quality infill and redevelopment; by streamlining the review procedures for developers and the City’s Design Review staff from the Office of Planning and Development Review.

42. Policy 2.25 — Central City Plan, calls for continued investment within Portland’s Central City while enhancing its attractiveness for work, recreation and living. It also calls for the coordination of development, the provision of aid and protection to Portland’s citizens, and the enhancement of the Central City’s special natural, cultural and aesthetic features through the implementation of the Central City Plan. The proposed revisions to the Central City Plan Fundamental Design Guidelines are supportive of this policy. The design and historic design review procedures and the design guideline system are important tools in the implementation of the Central City Plan. The revised design guidelines function as the mandatory approval criteria for the design review procedures. They offer a guiding framework for how the City should look, function and feel for central and ensuring Portland’s future livability.

43. Goal 3 — Neighborhoods, calls for reinforcing and preserving the diversity and stability of the city’s neighborhoods while allowing for increased density that preserves residential quality. In general, the proposed revisions to the Central City Plan Fundamental Design Guidelines are in compliance with this goal. The revised design guidelines continue to function as the approval criteria for design review for all projects within the Central City design zone. The layering of design guidelines, from the Central City Plan Fundamental Design Guidelines to the specific design guideline document, promotes the development of unique identities for the subdistricts and sub-areas of the Central City.

44. Policy 3.2 - Social Conditions, calls for the provisions and coordination of programs that promote neighborhood interest, concern and security and minimize the social impact of land use decisions. In general, the proposed revisions to the Central City Plan Fundamental Design Guidelines support this policy. Revisions to the design guidelines promoting pedestrian traffic (C4 — Develop Transitions Between Buildings and Public Spaces) and visual connections from and into buildings that create interest (C9 — Develop Flexible Sidewalk Level Spaces) provide a level of security that improves the social conditions of the Central City.

45. Policy 3.3 — Neighborhood Diversity, calls for encouraging diversity in age, income, race, and ethnic background within the City’s neighborhoods. In general, the proposed revisions to the Central City Plan Fundamental Design Guidelines support this policy. Design review is a discretionary process that encourages flexibility and innovation in the attainment of the City’s design goals. This level of discretion promotes development that can result in the creation of a variety of housing opportunities for people of different ages, income levels, races and ethnic backgrounds.
46. Policy 3.4 - Historic Preservation, calls for preserving and retaining historic structures and areas throughout the city. The proposed revisions to the Central City Plan Fundamental Design Guidelines are supportive of this policy. The revised guidelines clarify the importance of compatibility and context (C3 - Respect Architectural Integrity, C4 - Complement the Context of Existing Buildings, and C5 - Design for Coherence), as well as the importance of design guidelines in supporting historic resources that are rich in historic resources yet may be outside of a recognized Historic District. The revised guidelines also place a special emphasis on the adaptive re-use, rehabilitation and restoration of historic resources (A6 - Reuse/Rehabilitate/Restore Buildings). In addition, the revisions clarify the applicability of design guideline documents as well as specific design guidelines to both historic landmarks and projects within historic districts. Because Portland has been designated as a Certified Local Government by the US Department of Interior, the Secretary of Interior's standards for historic design review are also applicable to individually listed properties and to properties within historic districts that are listed in the National Register of Historic Places.

47. Goal 4 - Housing, encourages diversity in the type, density and location of housing within the city. In order to provide an adequate supply of safe and sanitary housing affordable to people of different means. In general, the proposed revisions to the Central City Plan Fundamental Design Guidelines are supportive of this goal. Design review is a discretionary process that encourages flexibility and innovation in the attainment of the City's design goals. This level of discretion promotes development that can result in the creation of a variety of housing opportunities for people of different ages and income levels.

48. Policy 4.1 - Housing Availability, calls for the availability of an adequate supply of housing to meet the needs, preferences, and financial capabilities of Portland’s households now and in the future.

- Objective 8 of this policy identifies the development of new relationships and mechanisms that increase private investment in, and production of, housing as a means to meet the intent of the policy. The proposed revisions to the Central City Plan Fundamental Design Guidelines are supportive of this policy by meeting this objective. The development of the applicability charts and the retirement of the Downtown Design Guidelines are intended to streamline the design review process for developers and design review staff of the Office of Planning and Development Services (OPDS). The applicability charts identify the relevant design guideline documents and design guidelines applicable to a project depending on location and project type, respectively. The retirement of the Downtown Design Guidelines removes the third document layer of design review for projects located within the boundaries of the Downtown Plan.

- Objective 7 calls for housing design that supports the conservation, enhancement, and continued vitality of areas of the city with special scenic, historic, architectural or cultural value. The proposed revisions to the Central City Plan Fundamental Design Guidelines are supportive of this policy by meeting this objective. Revisions to the guidelines language of A2 - Emphasize Portland Themes, A3 - Respect the Portland Block Structure, A5 - Enhance, Embellish, Identify Areas, A6 - Reuse/Rehabilitate/Restore Buildings, C1 - Enhance View Opportunities, C3 - Respect Architectural Integrity, C4 - Complement the Context of Existing Buildings, C5 - Design for Coherence, and the Special Area sections impact the design of housing in a manner that requires acknowledgment of the history and context of the different areas that make up the Central City.

49. Policy 4.3 - Sustainable Housing, calls for housing that supports sustainable development patterns by promoting the efficient use of land, conservation of natural resources, easy access to public transit and other efficient modes of transportation, easy access to services and parks, resource efficient design and construction, and the use of renewable energy resources. The proposed revisions to the Central City Plan Fundamental Design Guidelines are supportive of this policy. The revision of the guidelines language of A11 - Integrate Roofs and Rooflines encourages resource efficient design and construction. The development of eco-roofs is encouraged and can result in improved on-site storm water management. Revisions to the guidelines language of B1 - Reinforce and Enhance the Pedestrian System, C7 - Design Corners That Build Active Intersections and C9 - Develop Flexible Sidewalk Level Spaces emphasizes building orientation to transit streets and promotes access to transit and other efficient modes of transportation.

50. Policy 4.4 - Housing Safety, calls for a safe and healthy built environment and assistance in the preservation of outstanding existing housing and the improvement of neighborhoods. In general, the proposed revisions to the Central City Plan Fundamental Design Guidelines support this policy. The revisions of the guidelines language in Section B - Pedestrian Emphasis, and Section C - Project Design promote the development of a healthy and safe pedestrian and built environment.

51. Policy 4.5 - Housing Conservation, calls for the restoration, rehabilitation, and conservation of existing sound housing as one method of maintaining housing as a physical asset that contributes to an area's desired character. Objective B encourages the adaptive re-use of existing buildings for residential use. The proposed revisions to the Central City Plan Fundamental Design Guidelines are supportive of this policy by meeting this objective. Guideline A6 - Reuse/Rehabilitate/Restore Buildings highlights the effectiveness and desirability of the adaptive re-use, rehabilitation and restoration of commercial structures into residential use as well as the maintenance of residential structures.

52. Policy 4.6 - Housing Quality, calls for the development of housing that exceeds minimum construction standards. All development within the design zone of the Central City requires design review. The design review process encourages housing developers to go beyond the minimum standards set by the Uniform Building Code. In general, the proposed revisions to the Central City Plan Fundamental Design Guidelines support this policy. Revisions to the guidelines language meet the intent of Objective A which states that housing provide air quality, access to sunlight, and be well protected from noise and weather.

53. Policy 4.7 - Balanced Communities, calls for livable mixed-income neighborhoods throughout Portland that collectively reflect the diversity of housing types, tenures (rental and ownership) and income levels of the region. In general, the proposed revisions to the Central City Plan Fundamental Design Guidelines support this policy. The revised guideline language continues to encourage creative design approaches to residential development as well as the adaptive re-use of existing structures to a residential use. This flexibility provides for a variety of different housing types and floor plans that can meet the needs of different income and age groups within neighborhoods.
Adopting Ordinance, continued

54. Policy 4.8 — Regional Housing Opportunities, calls for opportunities for economic and racial integration throughout the region by advocating for the development of a range of housing options affordable to all income levels throughout the region. In general, the proposed revisions to the Central City Plan Fundamental Design Guidelines support this policy. The revised guideline language continues to encourage creative design approaches to residential development as well as the adaptive re-use of existing structures to a residential use. This flexibility provides for a variety of different housing types and floor plans that can translate into opportunities for different income, ethnic, racial, and age groups within the Central City neighborhoods.

55. Policy 4.10 — Housing Diversity, calls for the creation of a range of housing types, prices, and rents to 1) create culturally and economically diverse neighborhoods, and 2) allow those whose housing needs change to find housing that meets their needs within their existing community. In general, the proposed revisions to the Central City Plan Fundamental Design Guidelines support this policy. The revised guideline language continues to encourage creative design approaches to residential development as well as the adaptive re-use of existing structures to a residential use. This flexibility provides for a variety of different housing types and floor plans that can translate into opportunities for different income, ethnic, racial, and age groups within the Central City neighborhoods.

56. Policy 4.11 — Housing Affordability, calls for the development and preservation of quality housing that is affordable across the full spectrum of household incomes. In general, the proposed revisions to the Central City Plan Fundamental Design Guidelines support this policy. The revised guideline language continues to encourage creative design approaches to residential development as well as the adaptive re-use of existing structures to a residential use. This flexibility provides for a variety of different housing types and floor plans that can translate into housing opportunities for different income groups within the Central City neighborhoods.

- Objective C encourages the development and use of housing construction technologies that streamline the housing construction process, reduce development costs and environmental impacts, and produce sound and durable housing. The revision to the guideline language of C2 - Promote Quality and Permanence in Development in addition to the use of images and captions that identify ways in which the intent of the design guideline have been met this objective and are supportive of this policy. This design guideline encourages the use of quality design programs and durable construction methods that support the City's long-term investment in the built environment of the Central City.

- Objective D promotes conservation programs and energy-efficient practices and programs that reduce housing operating costs for energy, sewer, and water usage. The revision to the guideline language of C11 - Integrate Roofs and Use Rooftops in addition to the use of images and captions that identify ways in which the intent of the design guideline have been met this objective and are supportive of this policy. This design guideline encourages the development of eco-roofs. Eco-roofs have been identified as an effective and environmentally sound method of managing storm water on-site and their are supportive of the City’s sustainability programs.

57. Policy 4.14, Neighborhood Stability, calls for the stabilization of neighborhoods by promoting: 1) a variety of homeownership and rental housing options; 2) security of housing tenure; and 3) opportunities for community interaction. In general, the proposed revisions to the Central City Plan Fundamental Design Guidelines are supportive of this policy.

- Objective B promotes housing opportunities that build a sense of community, civic involvement and neighborhood pride. The revised guideline language encourages design flexibility in residential development. In particular, the revisions to the guideline language of B5 - Make Plazas, Parks and Open Spaces Successful and Special Area - Park Blocks support the development and improvement of parks and open spaces that serve local neighborhoods. These proposed revisions continue to support the development of community, civic involvement and neighborhood pride.

- Objective K calls for the enhanced quality of the design of new infill residential development. The revised guideline language continues to encourage high quality design while maintaining the flexibility needed to allow designers and developers multiple design avenues for the meeting of the design goal. Neighborhood stability is addressed through the design review process and the flexibility of this process provides for a variety of different housing types and floor plans that can translate into housing opportunities for different income, ethnic, racial and age groups within the Central City neighborhoods.

58. Goal 5 — Economic Development, strives to foster a strong and diverse economy that provides a full range of employment and economic choices for individuals and families in all parts of the city. In general, the proposed amendments to the Central City Plan Fundamental Design Guidelines are supportive of this goal. The guideline revisions and the creation of applicability charts streamline the design review process supporting a development environment that protects existing investments and encourages new development that maintains the Central City as the major regional employment, population and cultural center.
59. **Policy 5.1 -- Urban Development and Revitalization**, encourages investment in the development, redevelopment, rehabilitation and adaptive reuse of urban land and buildings for employment and housing opportunities. The proposed revisions to the Central City Plan Fundamental Design Guidelines are supportive of this policy. The revision to the guideline language of A6 - Reuse/Rehabilitation/Restore Buildings, C3 - Respect Architectural Integrity, C4 - Complement the Context of Existing Buildings, C5 - Design for Coherence, and the Special Area sections continue to support Central City efforts to preserve historic structures and areas through adaptive reuse, rehabilitation, and restoration efforts.

- Objective B calls for programs and policies that serve to maintain Downtown Portland and the Lloyd District as the major regional employment, cultural, business, and governmental centers, the implementation of the Central City Plan and the carrying out of the urban development goals of the Comprehensive Plan. The proposed revisions to the Central City Plan Fundamental Design Guidelines meet Objective B of this policy through the development of applicability charts that streamline the design review process for both developers and OPDR Design Review staff. A streamlined design review process protects existing investments and encourages new development that maintains the Central City as major regional employment, cultural, business, and governmental center.

- Objective D calls for a diversity of housing types and price ranges to meet the varied needs of Portland citizens, including market, moderate and low income housing. The proposed revisions to the Central City Plan Fundamental Design Guidelines meet Objective D because the design review process encourages flexibility and discretion on the part of developers and developers. This flexibility provides for a variety of different housing types and floor plans that can meet the needs of different income and age groups within neighborhoods.

- Objective F calls for the definition and development of Portland's cultural, historic, recreational, educational and environmental assets as important marketing and image-building tools of the city's business districts and neighborhoods. In general, the proposed revisions to the Central City Plan Fundamental Design Guidelines meet Objective D, specifically the revised design guidelines of Section A -- Portland Personality.

60. **Policy 5.4 -- Transportation System**, calls for the promotion of a multi-modal regional transportation system that encourages economic development. In general, the proposed revisions to the Central City Plan Fundamental Design Guidelines are supportive of this policy. The emphasis on the design of the pedestrian system, Section B - Pedestrian Emphasis, supports access to transit through the development of a consistent and attractive pedestrian system that is integrated with private development and public open spaces.

- Objective F calls for the provision of a wide range of goods and services in each commercial area in order to promote air quality and energy conservation. The revision to the guideline language of C9 - Develop Sidewalk Level Spaces supports this objective and, as a result, is supportive of this policy.

61. **Policy 5.6 -- Area Character and Identity Within Designated Commercial Areas**, promotes and enhances the special character and identities of Portland's designated commercial areas. In general, the proposed revisions to the Central City Plan Fundamental Design Guidelines are supportive of this policy. The laying system of design guidelines from the Central City Plan Fundamental Design Guidelines to the specific district design guideline document promotes the development of unique identities for the sub-districts and sub-areas of the Central City.

62. **Goal 6 -- Transportation**, provides for and protects the public interest and investment in the public right-of-way and transportation system by encouraging the development of a balanced, affordable and efficient transportation system consistent with the Arterial Streets Classifications and Policies. The proposed revisions to the Central City Plan Fundamental Design Guidelines are supportive of this goal. The emphasis on the design of the pedestrian system, Section B - Pedestrian Emphasis, supports access to transit through the development of a consistent and attractive pedestrian system that is integrated with private development and public open spaces. Revisions to the guidelines of C7 - Design Corners That Build Active Intersections and C9 - Develop Sidewalk Level Spaces encourage pedestrian activity, emphasizes building orientation to transit streets and promotes a mixture of activities along the Central City streets.

63. **Policy 6.6 -- Urban Form**, calls for a regional form composed of mixed-use centers served by a multi-modal transportation system. It also states that new development should be served by interconnected public streets which provide safe and convenient pedestrian, bicycle and vehicle access and that streets and pedestrian connections should be provided to transit routes and walkway and between new and existing residential, commercial, and employment areas and other activity centers. The proposed revisions to the Central City Plan Fundamental Design Guidelines are supportive of this policy. The emphasis on the design of the pedestrian system, Section B - Pedestrian Emphasis, supports access to transit through the development of a consistent and attractive pedestrian system that is integrated with private development and public open spaces. The balance of the revised guidelines of the Central City Plan Fundamental Design Guidelines encourages a balanced, efficient and affordable transportation system because the guidelines strive to promote design that is pedestrian and transit supportive.

64. **Policy 6.7 -- Public Transit**, calls for the development of transit as the preferred form of person trips to and from the Central City, all regional and town centers, and light rail stations and the enhancement of access to transit along Main Streets and transit corridors. It also states that transit shall not be viewed simply as a method of reducing peak-hour work-trip congestion on the automobile network, but shall serve all trip types, reduce transit travel times on the primary transit network, in the Central City, and in regional and town centers, to achieve reasonable travel times and levels of reliability, including taking measures to allow the priority movement of transit on certain transit streets. Finally, the policy supports a public transit system that addresses the special needs of the transportation disadvantaged. The proposed revisions to the Central City Plan Fundamental Design Guidelines are supportive of this policy. The emphasis on the design of the pedestrian system, Section B - Pedestrian Emphasis, supports access to transit through the development of a consistent and attractive pedestrian system that is integrated with private development and public open spaces. The balance of the revised guidelines of the Central City Plan Fundamental Design Guidelines encourages a balanced, efficient and affordable transportation system because the guidelines strive to promote design that is pedestrian and transit supportive.
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65. Policy 6.10 - Barrier-Free Design, calls for the provision of transportation facilities accessible to all people and states that all improvements to the transportation system (traffic, transit, bicycle and pedestrian) in the public right-of-way shall comply with the Americans With Disabilities Act of 1990. The proposed revisions to the Central City Plan Fundamental Design Guidelines are supportive of this policy. The revision of guideline language in B3 - Bridge Pedestrian Obstacles and B7 - Integrate Barrier Free-Design promotes design concepts that emphasize accessibility for all people.

66. Policy 6.11 - Pedestrian Transportation, requires planning for and providing a pedestrian network that increases the opportunities for walking to shopping, services, institutional and recreational destinations, employment, and transit. The proposed revisions to the Central City Plan Fundamental Design Guidelines are supportive of this policy and its objectives. The emphasis on the design of the pedestrian system, Section B- Pedestrian Emphasis, supports access to transit through the development of a consistent and attractive pedestrian system that is integrated with private development and public open spaces.

67. Goal 7 -- Energy, promotes a sustainable energy future by increasing energy efficiency in all sectors of the city by ten percent by the year 2000. In general, the proposed revisions to the Central City Plan Fundamental Design Guidelines continue to support this goal and its policies. The development of applicability charts that streamline the design review process encourages residential and commercial development in the Central City thus encouraging a compact city form that has the potential to reduce vehicle miles traveled. A variety of revised guidelines promote conservation; A7 - Reuse/Rehabilitate/Restore Buildings promotes adaptive reuse of existing structures thus mitigating the need for additional resources; C2 - Promote Quality and Permanence in Development encourages the use of construction methods or materials that increase the life cycle of resources used in the construction of new buildings; and C11 - Integrate Roofs and Use Rooftops encourages the development of eco-roofs that can result in improved on-site storm water management.

68. Policy 7.5 - Energy Efficiency in Commercial and Industrial Facilities, encourages energy efficiency in existing commercial buildings and institutions by facilitating utility, local, state, and federal financial and technical assistance.

- Objective F calls for the provision of information and guidance from the City to developers, architects, builders, and others interested in improving energy efficiency in new construction. The proposed revisions to the Central City Plan Fundamental Design Guidelines continue to support this policy and its objectives. The design review process provides for the introduction of new building practices through the exchange between the developer or designer and the Design Review staff of ODPD. The design review process also ensures public involvement, another source of information concerning energy efficient commercial and industrial design programs.

- Objective I call for the exploration of opportunities that promote solar energy use and daylighting in commercial buildings. The design review process provides for the introduction of new building practices through the exchange between the developer or designer and the Design Review staff of ODPD. The design review process also ensures public involvement, another source of information concerning energy efficient commercial and industrial design programs.

69. Goal 8, Environment, provides for maintaining and improving the quality of Portland’s air, water, and land resources, as well as protecting neighborhoods and business centers from noise pollution. In general, the proposed revisions to the Central City Plan Fundamental Design Guidelines are supportive of this goal and its policies. The development of applicability charts that streamline the design review process encourages residential and commercial development in the Central City thus encouraging a compact city form that may reduce vehicle miles traveled. A variety of revised guidelines promote resource conservation; A7 - Reuse/Rehabilitate/Restore Buildings promotes adaptive reuse of existing structures thus mitigating the need for additional resources; C2 - Promote Quality and Permanence in Development encourages the use of construction methods or materials that increase the life cycle of resources used in the construction of new buildings; and C11 - Integrate Roofs and Use Rooftops encourages the development of eco-roofs that can result in improved on-site storm water management.

70. Goal 9, Citizen Involvement, calls for improved methods and ongoing opportunities for citizen involvement in the land use decision-making process. The preparation of proposed revisions to the Central City Plan Fundamental Design Guidelines has been supportive of this goal as indicated in the findings for State Goal 1 - Citizen Involvement.

71. Goal 10, Plan Review and Administration, states that Portland’s Comprehensive Plan will undergo periodic review to ensure that it remains an up-to-date and workable framework for land use development. The proposed revisions to the Central City Plan Fundamental Design Guidelines do not affect this goal because they propose no changes to the Comprehensive Plan.

72. Policy 10.13, Design Review, calls for the preparation of design review standards for existing and proposed areas subject to design review. The proposed revisions to the Central City Plan Fundamental Design Guidelines comply with this policy because they will continue to function as the approval criteria for all projects within the Central City design zone.

73. Goal 11, Public Facilities and Services, calls for a timely, orderly and efficient arrangement of public facilities and services that support existing and planned land use patterns and densities. The City is in compliance with this goal because the transportation, sanitary and storm sewer, water and other leading public facilities are in place and the City is committed to a program of maintenance and upgrading facilities as part of the annual capital improvement programming and budgetary process. These proposals do not change this process.
Central City Fundamental Design Guidelines

Appendix

74. Goal 12, Urban Design, calls for promoting Portland as a livable city, attractive in its setting and dynamic in its urban character by preserving its history and building a substantial legacy of quality private developments and public improvements for future generations. The proposed revisions to the Central City Plan Fundamental Design Guidelines comply with this goal because they will continue to function as the approval criteria for all projects within the Central City design zone. The design review and historic design review process promotes quality development and protects the integrity of historic resources.

75. Policy 12.1, Portland’s Character, calls for enhancing and extending Portland’s attractive identity and extending the use of city themes that establish a basis of a shared identity reinforcing the individual’s sense of participation in a larger community. The proposed revisions to the Central City Plan Fundamental Design Guidelines comply with this policy because they will continue to function as the approval criteria for all projects within the Central City design zone. The design review and historic design review process promotes quality development and protects the integrity of historic resources.

76. Policy 12.2, Enhancing Variety, calls for promoting the development of areas of special identity and urban character. The proposed revisions to the Central City Plan Fundamental Design Guidelines comply with this policy because they will continue to function as the approval criteria for all projects within the Central City design zone. The design review and historic design review process promotes quality development and protects the integrity of historic resources. The layering system of design guidelines, from the Central City Plan Fundamental Design Guidelines to the specific district design guidelines document, promotes the development of unique identities for the sub-districts and sub-areas of the Central City. The development of applicability charts that streamline the design review process maintains the unique identities of different areas of the Central City that have special characteristics such as sub-districts, Historic Districts, and Special Areas.

77. Policy 12.3, Historic Preservation, calls for enhancing the City’s identity through the protection of Portland’s significant historic resources. The proposed revisions to the Central City Plan Fundamental Design Guidelines comply with this policy because they will continue to function as the approval criteria for all projects within the Central City design zone. The design review and historic design review process promotes quality development and protects the integrity of historic resources in historic and conservation districts and for conservation landmarks. The guidelines will ensure that new development in historic areas is compatible with the existing historic character of the area and that modifications to conservation landmarks do not adversely affect their historic qualities. The layering system of design guidelines, from the Central City Plan Fundamental Design Guidelines to the specific district design guidelines document, ensures that the location-specific design guidelines govern in case of conflicts with the district or the Central City Plan Fundamental Design Guidelines documents. The layering system supports the development of unique identities for the sub-districts and sub-areas of the Central City.

78. Policy 12.4, Provide for Pedestrians, calls for the provision of a pleasant and safe environment for pedestrians. The proposed revisions to the Central City Plan Fundamental Design Guidelines comply with this policy because they promote a safer, more convenient, comfortable, and attractive pedestrian environment. Each guideline in Section B - Pedestrian Emphasis focuses on the design of the urban environment for pedestrians. The guidelines in Section A - Portland Personality and Section C - Project Design also promote integrated design programs that enrich the human appreciation of the urban environment.

79. Policy 12.7, Design Quality, calls for enhancing Portland’s appearance and character through development of public and private projects that are models of innovation and leadership in the design of the built environment. The proposed revisions to the Central City Plan Fundamental Design Guidelines comply with this goal because they will continue to function as the approval criteria for all projects within the Central City design zone. The design review and historic design review process promotes quality development and protects the integrity of historic resources. The layering system of design guidelines, from the Central City Plan Fundamental Design Guidelines to the specific district design guideline document, promotes the development of unique identities for the sub-districts and sub-areas of the Central City. The development of applicability charts streamline the design review process and promotes the exploration of design solutions that meet the intent of the guideline statements.

Central City Plan Findings

80. The City Council adopted the Central City Plan (CCP) in 1984 as a guide to public and private projects in the City’s acknowledged comprehensive plan. The City submitted the CCP to the Oregon Department of Conservation and Development (DLC) in compliance with the post-acknowledgement review procedures. DLC acknowledged the CCP as in compliance with the statewide planning goals and part of the City’s comprehensive plan. The City also submitted to DLC implementation measures for the CCP, including the establishment of new Design Zones in the Central City and a directive calling for the development of design guidelines in each zone. The adoption of the Central City Plan Fundamental Design Guidelines on August 1, 1990 signaled that the Downtown Design Guidelines, the original version of the original Downtown Plan Design Guidelines, were in effect in the original Downtown Plan Design Guidelines document. The Central City Plan Fundamental Design Guidelines were not illustrated as originally intended. In addition, the majority of the content of the Downtown Design Guidelines is contained in the Central City Plan Fundamental Design Guidelines. The proposed revisions to the Central City Plan Fundamental Design Guidelines include illustrations and the full content of the Downtown Design Guidelines.

81. The content of the issue and guideline statements of Guideline 1 of the Downtown Design Guidelines, 200-Block Structure, is covered in the background and guideline statements of Guideline A3 of the proposed revisions to the Central City Plan Fundamental Design Guidelines, Respect the Portland Block Structures.

82. The content of the issue and guideline statements of Guideline 2 of the Downtown Design Guidelines, Protect the Pathway System, is covered in the background and guideline statements of Guideline B1 of the proposed revisions to the Central City Plan Fundamental Design Guidelines, Bridge Pedestrian Obstructions.

83. The content of the issue and guideline statements of Guideline 3 of the Downtown Design Guidelines, Protect the Pedestrian, is covered in the background and guideline statements of Guideline B1 of the proposed revisions to the Central City Plan Fundamental Design Guidelines, Reinforce and Enhance the Pedestrian Pathway System.

84. The content of the issue and guideline statements of Guideline 4 of the Downtown Design Guidelines, Maintain the Street Wall, is covered in the background and guideline statements of Guideline A2 of the proposed revisions to the Central City Plan Fundamental Design Guidelines, Establish and Maintain a Sense of Urban Enclosure.
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85. The content of the issue and guideline statements of Guideline 5 of the Downtown Design Guidelines, Reinforce the North-South Orientation, is covered in the background and guideline statements of Guideline A3 of the proposed revisions to the Central City Plan Fundamental Design Guidelines, Respect the Portland Block Structures.

86. The content of the issue and guideline statements of Guideline 6 of the Downtown Design Guidelines, Differentiate the Ground Level, is covered in the background and guideline statements of Guideline C8 of the proposed revisions to the Central City Plan Fundamental Design Guidelines, Differentiate the Sidewalk Level of Buildings.

87. The content of the issue and guideline statements of Guideline 7 of the Downtown Design Guidelines, Unifying Elements, is covered in the background and guideline statements of Guideline A4 of the proposed revisions to the Central City Plan Fundamental Design Guidelines, Use Unifying Elements.

88. The content of the issue and guideline statements of Guideline 8 of the Downtown Design Guidelines, Continuity and Compatibility, is covered in the background and guideline statements of Guideline C4 of the proposed revisions to the Central City Plan Fundamental Design Guidelines, Complement the Existing Context of Buildings.

89. The content of the issue and guideline statements of Guideline 9 of the Downtown Design Guidelines, Special Feature, is covered in the background and guideline statements of Guideline C8 of the proposed revisions to the Central City Plan Fundamental Design Guidelines, Differentiate the Sidewalk Level of Buildings.

90. The content of the issue and guideline statements of Guideline 10 of the Downtown Design Guidelines, Entrance to the Downtown, is covered in the background and guideline statements of Guideline A9 of the proposed revisions to the Central City Plan Fundamental Design Guidelines, Strengthen Gateways.

91. The content of the issue and guideline statements of Guideline 11 of the Downtown Design Guidelines, Flexible Ground-Level Space, is covered in the background and guideline statements of Guideline C9 of the proposed revisions to the Central City Plan Fundamental Design Guidelines, Develop Flexible Sidewalk Level Spaces.

92. The content of the issue and guideline statements of Guideline 12 of the Downtown Design Guidelines, Upper Floor Access at Mid-Block, is covered in the background and guideline statements of Guideline C7 of the proposed revisions to the Central City Plan Fundamental Design Guidelines, Design Corners That Build Active Intersections.

93. The content of the issue and guideline statements of Guideline 13 of the Downtown Design Guidelines, Corners That Build Active Intersections, is covered in the background and guideline statements of Guideline C7 of the proposed revisions to the Central City Plan Fundamental Design Guidelines, Design Corners That Build Active Intersections.

94. The content of the issue and guideline statements of Guideline 14 of the Downtown Design Guidelines, Connecting Across Edges, is covered in the background and guideline statements of Guideline B2 of the proposed revisions to the Central City Plan Fundamental Design Guidelines, Protect the Pedestrian.

95. The content of the issue and guideline statements of Guideline 15 of the Downtown Design Guidelines, The Stage and The Action, is covered in the background and guideline statements of Guideline A8 of the proposed revisions to the Central City Plan Fundamental Design Guidelines, Contribute to a Vibrant Streetscape.

96. The content of the issue and guideline statements of Guideline 16 of the Downtown Design Guidelines, Cityscape and Landscape, is covered in the background and guideline statements of Guideline C6 of the proposed revisions to the Central City Plan Fundamental Design Guidelines, Develop Transitions Between Buildings and Public Spaces.

97. The content of the issue and guideline statements of Guideline 17 of the Downtown Design Guidelines, Extensions, is covered in the background and guideline statements of Guideline A5 of the proposed revisions to the Central City Plan Fundamental Design Guidelines, Enhance, Embellish and Identify Areas.

98. The content of the issue and guideline statements of Guideline 18 of the Downtown Design Guidelines, Stopping Places, is covered in the background and guideline statements of Guideline B4 of the proposed revisions to the Central City Plan Fundamental Design Guidelines, Provide Stopping and Viewing Places.

99. The content of the issue and guideline statements of Guideline 19 of the Downtown Design Guidelines, Plazas and Parks, is covered in the background and guideline statements of Guideline B5 of the proposed revisions to the Central City Plan Fundamental Design Guidelines, Make Plazas, Parks and Open Spaces Successful.

100. The content of the issue and guideline statements of Guideline 20 of the Downtown Design Guidelines, Structure over the Right-of-Way, is covered in the background and guideline statements of Guideline C10 of the proposed revisions to the Central City Plan Fundamental Design Guidelines, Integrate Encroachments.

101. The content of the issue and guideline statements of Guideline 21 of the Downtown Design Guidelines, Roofs, is covered in the background and guideline statements of Guideline C11 of the proposed revisions to the Central City Plan Fundamental Design Guidelines, Integrate Roofs and Use Roofops.

102. The content of the issue and guideline statements of Special District - Park Blocks of the Downtown Design Guidelines is covered in the background and guideline statements of Guideline D1 of the proposed revisions to the Central City Plan Fundamental Design Guidelines, Park Blocks.

103. The content of the issue and guideline statements of Special District - Broadway of the Downtown Design Guidelines is covered in the background and guideline statements of Guideline D3 of the proposed revisions to the Central City Plan Fundamental Design Guidelines, Broadway Unique Sign District.

104. The content of the issue and guideline statements of Special District - Chinatown of the Downtown Design Guidelines is covered in the background and guideline statements of Guideline D4 of the proposed revisions to the Central City Plan Fundamental Design Guidelines, New China / Japantown Unique Sign District.
105. The content of the issue and guideline statements of Special District – South Waterfront of the Downtown Design Guidelines is covered in the background and guideline statements of Guideline D2 of the proposed revisions to Central City Plan Fundamental Design Guidelines, South Waterfront.

106. It is in the public interest to adopt the update to the CCFDG because they streamline the design review process, clarify the language of the guidelines, illustrate the guidelines with examples that local developers and designers can consider, eliminate the need for duplicative work in creating findings, and address long-standing issues related to rooftop design.

NOW, THEREFORE, the Council:

a. Adopts the Design Commissions' Recommended Draft on the Proposed Revisions to the Central City Plan Fundamental Design Guidelines (Attachment A), including the applicability charts as shown on Table 1 and Table 2, as mandatory approval criteria to be applied to proposals subject to design in the Central City.

b. Directs that the revised Central City Fundamental Design Guidelines be used by the Design and Landmarks Commissions as mandatory approval criteria for design and historic design review cases subject to design review within the Central City, including historic design review of proposals related to Historic Districts and Historic Landmarks within the Central City.

c. Repeals Ordinance No. 150762, which adopted the Downtown Design Guidelines, superseding those guidelines and superseding them with the updated Central City Fundamental Design Guidelines.

d. Amends Ordinance No. 166787 to repeal Central City Plan Fundamental Design Guidelines and supersede them with the Central City Fundamental Design Guidelines.

e. Directs staff to publish a finalized version of the Central City Plan Fundamental Design Guidelines and keep the document current by adding examples, illustrations and appropriate background language as new issues arise.

f. Directs staff to facilitate an ongoing monitoring program of Central City Fundamental Design Guidelines. After the guidelines have been in effect two years, evaluate projects that have used them and bring recommendations for improvements to the Landmarks and Design Commissions. Include in this evaluation input from Landmarks and Design Commission members, design professionals, developers, and neighborhood associations.

g. Directs that in order to allow adequate time to prepare implementation materials and to train staff, this ordinance shall be in full force and effect on April 1, 2001.

Passed by the Council,

FEB 14 2001

Mayor Vera Katz
M. Raggett
January 31, 2001

BARBARA CLARK
Auditor of the City of Portland
By:

Central City Fundamental Design Guidelines