

REVISED Decision Table A. Historic District Heights

Considerable testimony focused on allowed building heights in historic districts. The table below is organized by historic district to allow PSC to review each district individually.

Updates from the decision table published for the September 26th work session:

- PSC took preliminary action on all historic district heights except for the East Portland/Grand Ave Historic District where they asked staff to return with more analysis of FAR and heights. As such, this table focuses solely on this remaining topic.

Contents of Decision Packet A: Historic District Heights

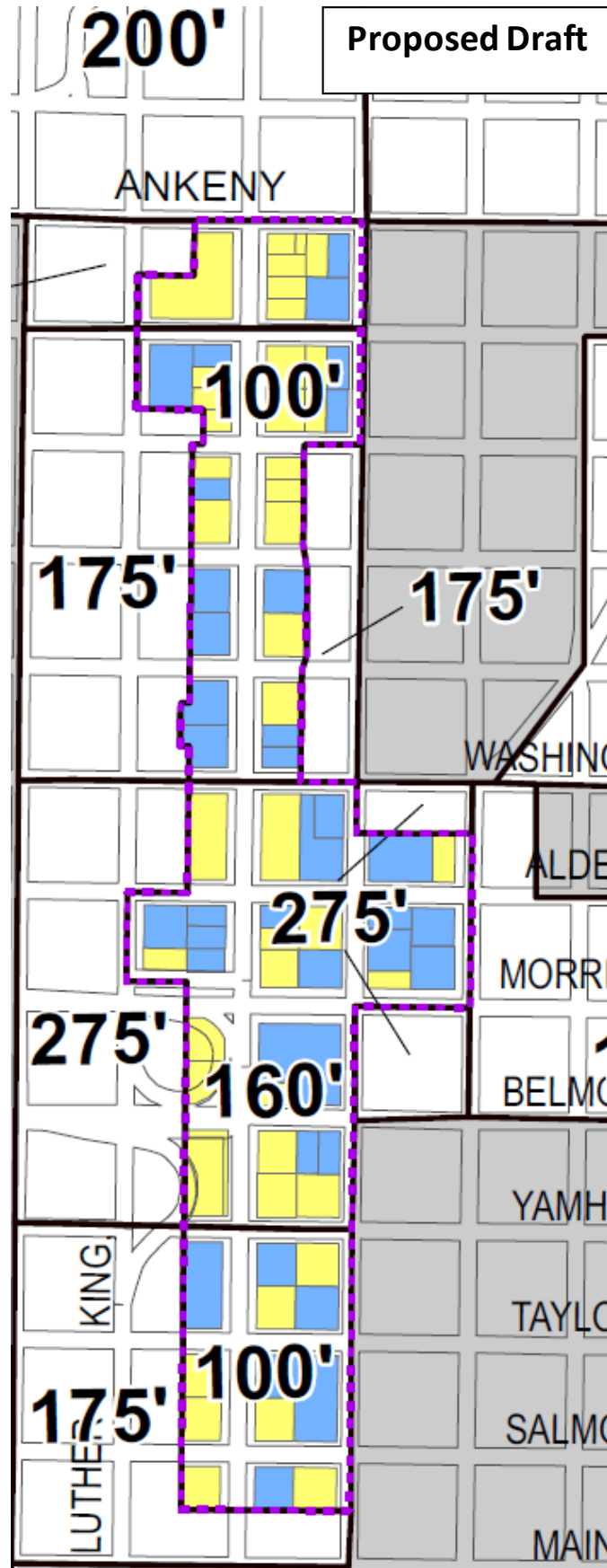
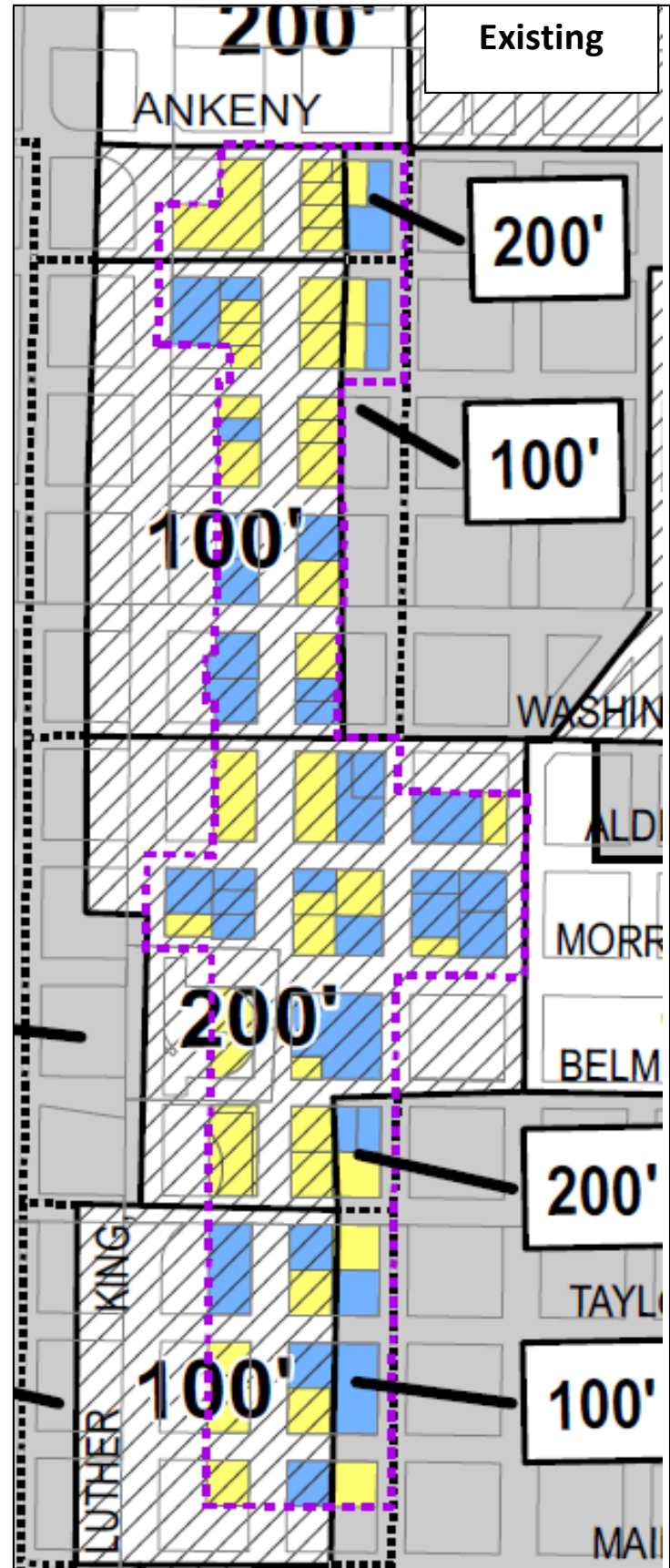
- Decision Table A
- Map A3




Items Marked for PSC Discussion:

- A3: Requests from property owners and the Historic Landmarks Commission regarding height in the East Portland/Grand Ave Historic District.

Ref #	Comment #	Commenter(s)	Historic District	Proposed draft	Request(s)	Staff recommendation	Staff rationale	Discuss?	PSC decision
A3 and Map A3	20292, 20896, 20698, 20945, 20982	Bruce Burns, Eric Cress, Jonathan Malsin, Brad Malsin, Kirk Ranzetta-- Portland Historic Landmarks Commission	East Portland/ Grand Avenue Historic District	East Portland/Grand Avenue Historic district heights of 100', 160', and 200'. Reference: Map 510-3, p. 327	1. Property owners request heights in the East Portland/ Grand Avenue Historic District not be reduced from the existing heights of 100' and 200'. 2. Property owners Malsin and Malsin recommend retaining both the existing base and bonus heights in the district to encourage redevelopment at bridgeheads and along transit corridors. 3. Portland Historic Landmarks Commission requests district-wide 75' height.	Retain Proposed Draft version	Heights in East Portland/ Grand Avenue Historic District have not been refined since its listing in the National Register of Historic Places in 1991. The heights presented in the Proposed Draft provide a consistent approach that takes existing buildings and historic resource review into account. The Proposed Draft heights allow for taller development at the bridgeheads consistent with the 160' contributing 1928 Weatherly Building. Staff were asked by the Planning and Sustainability Commission to review the impacts, if any, of the proposed height refinement on the utilization of existing base floor area ratio (FAR) within the historic district. Staff modeled different building height/FAR combinations using the following assumptions: <ul style="list-style-type: none"> • Base FAR of 6:1 and 9:1 • Heights of 100', 160', and 200' • Site options of 10,000, 20,000, 30,000, and 40,000 square feet • Contributing buildings will be retained • Sites bifurcated by the historic district boundary have unique opportunities to arrange height and FAR. • Typical new construction floor-to-floor heights of 20' ground floor and 11.5' upper floors The staff review of developable sites within the historic district using the above assumptions found that utilization of base FAR within the proposed height limits is generally achievable, subject to discretionary historic resource review. Staff modeling found that the 40,000 square foot sites partially located within the historic district would best be able to achieve full FAR utilization if the primary massing of the building were organized into a tower form located on the portion of the site outside of the historic district. Staff found that 20,000 and 30,000 sites within the district could be developed to fully use base FAR if the tower mass was organized into a form slightly larger than a typical 18,000 square foot floorplate.	<input checked="" type="checkbox"/>	<input type="checkbox"/> Support staff rec. <input type="checkbox"/> Other

Map A3: East Portland/ Grand Avenue Historic District Heights



-  Historic District boundary
-  Contributing
-  Non-contributing