

Decision Table I: Miscellaneous Code and Map Amendments

Contents of Decision Packet I:

- Decision Table I

This table contains recommended changes to the Pearl Subdistrict water front development provisions.

Items Marked for Discussion:

I 41

Ref #	Commenter(s)	Topic	Proposed draft	Issue/Request	Staff recommendation	Staff rationale	Discuss?	PSC decision
141	BPS Staff	Additional waterfront development standards in the Pearl Subdistrict	In the Proposed Draft there is a provision for waterfront development in the Pearl subdistrict that states that all new development that has portions of buildings over 35 ft in height must be set back from the river setback 1 foot for every 1 foot of height above 35 feet. Reference: 33.510.250B.3.b- Pearl subdistrict waterfront development,	Delete this provision in light of new Central City 2035 river setback of 50 ft.	Proposed Amendment: Amend 33.510.250.B.3.b as follows: Setbacks for all development from the Willamette River. The minimum setback for all development from the Willamette River is regulated by the River Greenway Overlay zones; see Chapter 33.440475. In addition, buildings or portions of buildings over 35 feet in height must be set back from the Greenway river setback line 1 foot for every 1 foot of height above 35 feet.	The intent of the Pearl District regulation is to secure a wider setback between new development and the Willamette River. The Proposed Draft includes an increase in the river setback from the existing 25ft to the proposed 50ft. The requirement of a 50-foot setback in Central City 2035 meets the original intent of the North Pearl goal; therefore, staff proposes to delete this provision.	<input checked="" type="checkbox"/>	<input type="checkbox"/> Support staff rec. <input type="checkbox"/> Other
142 and Attachment 142	BPS Staff	Subdistrict boundary adjustment	The boundary between the Lower Albina and the Lloyd subdistricts was adjusted to move the PPS Blanchard site from Lower Albina to Lloyd, consistent with rezoning from IG1 to EXd and application of the Central City Master Plan requirement. Reference: Map 510-1	A small portion of the area being rezoned to EXd with a Master Plan requirement was inadvertently left within the Lower Albina Subdistrict.	Proposed Amendment: Amend Central City Plan District 510 series of maps (Volume 2A1) and the urban design diagrams in Volume 1 to change the boundary between the Lower Albina and Lloyd subdistricts, as shown on Attachment 142	This corrects a mapping error. Adjusting the boundary ensures that the entire area within the Blanchard Central City Master Plan area is subject to the same CC2035 Plan policies and urban design guidelines.	<input type="checkbox"/>	<input type="checkbox"/> Support staff rec. <input type="checkbox"/> Other

Attachment I42

Staff proposes to move the area indicated below from the Lower Albina Subdistrict to the Lloyd Subdistrict. This corrects a mapping error—the area is adjacent to the PPS Blanchard site, is being rezoned from IG1 to EXd and is within a required Central City Master Plan area.

