Commentary

510 Maps
Previous 510 maps are labeled “deleted” and provided for reference purposes. This set is followed by the proposed replacement maps and commentary about the changes for each map. Where maps are proposed for deletion without a replacement, commentary explains this decision with the deleted map.
Maximum Heights

Map 510-3

June 2017
Recommended Draft Central City 2035 Plan
Chapter 33.510, Central City Plan District
Bonus Options Target Areas

Legend

- Retail use bonus target area
- Theaters on Broadway bonus target area
- Greenway bonus target area extends 150' back from top of bank
- North Pearl subarea bonus target area

Central City Plan District boundary

- Proposed right-of-way
- Proposed accessway

Map 510-4

Map Revised February 1, 2017

June 2017
Recommended Draft Central City 2035 Plan
Chapter 33.510, Central City Plan District
Required Residential Development Areas

Map 510-5

Map 1 of 2

Map Revised March 1, 2015

Legend

- Required residential development area

Central City Plan District boundary

June 2017

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Required Building Lines

Map 510-6

Central City Plan District boundary

Legend
- Required building lines
- Special required building lines

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Chapter 33.510, Central City Plan District
Commentary
Active Use Areas

Map 510-7

Map 1 of 2

Map Revised March 1, 2015

Legend

- Ground floor active use
- Minimum active floor area

Central City Plan District boundary

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Portland, Oregon
Commentary

Proposed for Deletion: Map 510-9 Parking Access Restricted Streets
This map is proposed for deletion as the related code language now clearly specifies these streets.
Parking Access
Restricted Streets

Map 510-9
Map 1 of 2

Map Revised March 1, 2015

Legend

- - - - - Streets where access to parking is prohibited

Streets where access to parking will not be approved
Streets where access to parking will not be approved
within 75' except when granted through Central City
Parking Review

Central City Plan District boundary
Areas Where Additional Uses are Allowed in the OS Zone

Map 510-10

Map 1 of 2

Map Revised March 1, 2015

DELETED

Legend

- OS sites where additional uses are allowed

Central City Plan District boundary

Subdistrict boundary

Subarea boundary

Scale in Feet

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Chapter 33.510, Central City Plan District
Areas Where Additional Uses are Allowed in the OS Zone

Map 510-10

Map Revised March 1, 2015

Legend
- OS sites where additional uses are allowed
- Proposed right-of-way
- Proposed accessway

Central City Plan District boundary
Subdistrict boundary
Subarea boundary

Scale in Feet

Bureau of Planning and Sustainability
Portland, Oregon
Special Areas

Map 510-11

Map 2 of 2

Map Revised March 1, 2015

Legend

Areas where size of retail sales and service uses is limited (33.510.116)

Areas where mechanical equipment must be screened (33.510.224)

Central City Plan District boundary

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Scale in Feet

NORTH

0 1,400 2,800
Commentary

Delete: Map 510-14 Areas Where Additional Uses are Allowed in the RX Zone
This map is deleted because the primary section of the code that references this map, 33.510.118 "Use Regulations for Specified Sites in the West End Subarea," is deleted.
Areas Where Additional Uses may be Allowed in the RX Zone

Map 510-14

Map Revised March 1, 2015

Legend
- Type A sites
- Type B sites
- Type C sites

Central City Plan District boundary
Area Boundary

Scale in Feet

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South Waterfront
Greenway Public Access

Map 510-15

Map Revised March 1, 2015

Legend

Special building height corridor
Primary Greenway Trail
"g" River General overlay

Central City Plan District boundary

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Recommended Draft Central City 2035 Plan
Chapter 33.510, Central City Plan District

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0 900 1,800
Scale in Feet
Commentary

510-17 South Waterfront 2002 Top of Bank Line
This map has been renumbered to 510-21.
South Waterfront
2002 Top of Bank Line

Map 510-17

Legend

Central City Plan District boundary

Legend

2002 Top of Bank line

Proposed right-of-way

Proposed accessway

Note: See map in Development Services Center for more detail

Map Revised March 1, 2015

Scale in Feet

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Portland, Oregon
North Pearl Subarea
Special Building Height Corridor

Map 510-19

Map Revised March 1, 2015

Legend

- Special building height corridor
- North Pearl Subarea

Central City Plan District boundary
Subdistrict Boundary
Subarea boundary

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Scale in Feet
0 700 1,400

NORTH
Commentary

Delete: Map 510-20 Pearl Development Transfer Opportunity Area
This map was used to support a Pearl District-specific historic resources transfer provision. A new transfer mechanism for historic resources is applied across the Central City Plan District.
Delete: Map 510-21 Required Retail Sales and Service Use in South Waterfront
This map is deleted because the code amendments implementing the Street and Development Character concept, including ground floor active use requirements, meet the intent of this provision.
Required Retail Sales and Service Use in South Waterfront

Map 510-21

Map Revised March 1, 2015

Legend

- Required active retail uses
- Proposed right-of-way
- Proposed accessway

Central City Plan District boundary

June 2017
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RECOMMENDED DRAFT | 321
Map 510-1 Central City Plan District and Subdistricts

The Central City Plan District boundary has been expanded to include the new Clinton MAX light rail station area between Milwaukie Blvd, Powell Blvd and the Union Pacific Rail Line at the eastern edge of the Central Eastside because of anticipated increased urban development.

Subdistrict boundaries have been updated to be consistent with the CC2035 Plan policies and code provisions:

- The West End subarea is now a subdistrict;
- The River District is replaced by the Pearl and Old Town/Chinatown subdistricts (Old Town/Chinatown includes a small part of the former Downtown subdistrict);
- The Downtown subdistrict is now smaller (with the creation of the West End subdistrict and creation of the Old Town/Chinatown and University District/South Downtown subdistricts);
- The Employment Opportunity subarea (EOS) and North Pearl subarea have been removed;
- A small portion of the Lloyd District near the Willamette River is moved to the Central Eastside subdistrict;
- A portion of the Lower Albina subdistrict near the PPS Blanchard Building is moved to the Lloyd District; and
- Some minor boundary updates are made to reduce the number of tax lots split by boundaries.
Map 510-2 Maximum Floor Area Ratios

Map 510-2 Maximum Floor Area Ratios (FAR) shows the amount of floor area allowed by right (i.e. prior to the use of bonuses or transfers).

The following highlights changes made to support additional development potential at key locations:

- FAR limits are increased in parts of the University District/South Downtown area, including along the southern extension of the transit mall (6 to 1 to 9 to 1), the Lincoln Station area (2:1 to 6:1), and a part of RiverPlace (4 to 1 to 5 to 1);
- FAR limits are increased in portions of the North Pearl District, generally going from 4 to 1 to 5 to 1;
- FAR limits in the northern portion of the West End are set at 8 to 1 where they were previously 6 to 1 with an allowance for up 9 to 1 for residential development; and
- FAR limits are revised for a few large sites in the Central City:
  - The USPS site in the Pearl subdistrict increases from 4 to 1 to 7 to 1 consistent with the Broadway Corridor Framework Plan (2015); and
  - Areas near OMSI MAX light rail station that are rezoned to EX are set at 2 to 1 north of SE Caruthers Street and 3 to 1 to the south.
Commentary

Map 510-3 Base Heights
Maximum building heights are now depicted with two maps:

- **Map 510-3 Base Height** (previously Maximum Height) shows maximum height allowed by right with hatching in areas where height increases through bonuses or transfers are possible.

- A new **Map 510-4 Bonus Height** shows the ultimate height possible through the use of bonuses and transfers. Areas where height bonuses are not allowed show the same maximum height on both maps.

The “Open Space performance standard” feature has been moved from Map 510-3 to Map 510-4 and is now called “Areas where a shadow analysis is required.”

The following base height changes have been made.

Height and the Central City Scenic Resources Protection Plan Update
The Central City 2035 Plan includes an update to the Central City Scenic Resources Protection Plan and height limits have been updated to reflect this work. A number of publicly accessible views have been identified and protected by moderating height allowances within designated view corridors. The Central City Scenic Resources Protection Plan includes more information about these changes.

Height in Historic Districts
To help preserve the character and scale of historic districts, building heights have been reduced in most historic districts and the option of using height bonuses removed. In some cases, including the New Chinatown/Japantown and East Portland/Grand Avenue historic districts, the previous maximum building heights were set prior to the establishment of the historic districts; the new reduced maximum heights are more appropriate given the districts’ historic status. The ability to gain additional FAR is retained in historic districts, but bonus FAR will have to be used within the new height limits.
Commentary
Base Heights

Map 510-3

SEE ENLARGEMENT OF THIS AREA ON MAP 510-3, 3 OF 3

Legend

Central City Plan District boundary

Base building height

Areas where height is determined by base zone

Area eligible for height increase

Base height limit of 75' for first 125 feet from top of bank

Proposed right-of-way

Proposed accessways

Scale in Feet

Bureau of Planning and Sustainability
Portland, Oregon

Map Revised XXXXX XX, 201X

Map 2 of 3
Commentary

New: Map 510-4 Bonus Heights
This new map includes the ultimate building height allowed, including height earned through use of bonuses and transfers.

The "Open space performance standard" feature from previous Map 510-3 has been moved to this map and is now called "Areas where a shadow analysis is required." The area subject to this requirement has increased. It now generally covers the complete blocks to the south, southwest and west of most public open spaces.

Please refer to the code language and commentary in Section 33.510.210 for more details.
Bonus Heights

Map 510-4

Map 2 of 3

SEE ENLARGEMENT OF THIS AREA ON MAP 510-4, 3 OF 3

Legend

Central City Plan District boundary
Maximum bonus height
Areas where height is determined by base zone
Proposed right-of-way
Proposed accessways

Areas where a shadow analysis is required
Unlimited height allowed
Area eligible for additional height under 33.510.210.D.2

Scale in Feet

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Portland, Oregon

June 2017
Recommended Draft Central City 2035 Plan
Chapter 33.510, Central City Plan District

RECOMMENDED DRAFT | 337
Commentary

Map 510-5 Greenway Bonus Target Area (previously 510-5 Bonus Option Target Areas)

Most previous bonuses have been eliminated in order to prioritize affordable housing and therefore the bonus target areas related to residential, retail, theaters have been removed from this map. Also, the North Pearl subarea bonus target area has been eliminated because that area will access the same bonuses and transfers as the rest of Central City. The Greenway bonus target area in the South Waterfront subdistrict remains. This target area encourages a wider setback from the Willamette River for public recreation and natural resources protection and enhancement.
Map 510-6 Special Residential Use Areas (Previously Map 510-5 Required Residential Development Areas)

Required Residential Development Areas
The required residential provision has been removed from portions of Goose Hollow, the Lloyd District and University District/South Downtown, to allow greater development flexibility in those areas.

Other Residential Use Restrictions Added
The following regulations on residential uses were added to the map to promote employment uses and minimize land use conflicts:

• "Residential uses prohibited" is applied to an area receiving an EX Comprehensive Plan designation in Lower Albina to prohibit residential uses when the area is rezoned to EX in order to minimize potential land use conflicts;

• "Residential uses prohibited" is applied to a portion of the area receiving EXd zoning in the Central Eastside in order to minimize potential land use conflicts; and

• "Residential uses require a Central City Master Plan" is applied to an area north of the new OMSI MAX light rail station that was previously designated EG.
Special Residential Use Areas

Map 510-6

Legend

- Central City Plan District boundary
- Required residential development area
- Residential uses prohibited
- Residential uses require a Central City Master Plan
- Proposed right-of-way
- Proposed accessway

June 2017

Recommended Draft Central City 2035 Plan
Chapter 33.510, Central City Plan District

RECOMMENDED DRAFT | 343
Commentary

Map 510-7 Required Building Lines (Previously Map 510-6)
Required Building Lines help implement the CC2035 Street and Development Character concept. The landscaping standards option implements the concept of "Boulevard Streets" and requires some landscaping if a project is set back from the street lot line. See commentary for section 33.510.215 for more information.
Commentary

New: Map 510-8 Ground Floor Windows
This is a new map that identifies frontages where higher levels of glazing are required based on the CC2035 Street and Development Character concept and the location of open spaces and parks. This map shows areas where buildings must have 60% glazing. All other street frontages are required to have 40% glazing.
Commentary

Map 510-9 Ground Floor Active Use Areas (Previously Map 510-7 Active Use Areas)
The area with ground floor active use requirements has been updated to incorporate Retail Street designations from the CC2035 Street and Development Character Concept, where vibrant and active streetscapes are encouraged.

The area showing where the Minimum Active Floor Area requirement applies has been removed from the map because this provision is deleted. See the commentary for section 33.510.226.
Ground Floor Active Use Areas

Map 510-9

Map 1 of 2

Legend

Central City Plan District boundary

Required ground floor active uses

Proposed right-of-way

Proposed accessway

Scale in Feet

NORTH

Bureau of Planning and Sustainability
Portland, Oregon

June 2017

Recommended Draft Central City 2035 Plan
Chapter 33.510, Central City Plan District

RECOMMENDED DRAFT | 355
Commentary

Map 510-10 Parking Sectors (Previously 510-8 Core and Parking Sectors)
The number of sectors is reduced from 26 to 6 to better match Central City subdistrict geographies and work with changes to the plan district parking provisions.
Parking Sectors

Map 510-10

Map 2 of 2

Legend

Central City Plan District boundary
Sector boundary
Proposed right-of-way
Proposed accessway

Scale in Feet
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Portland, Oregon

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Chapter 33.510, Central City Plan District
Map 510-11 Required Shadow Study Areas (new)
This map shows areas to the east of the Park Blocks where shadow studies are required for buildings 100 feet or more in height, in order to help ensure morning sunlight in the park.
Commentary

Map 510-12 Retail Sales and Services Limited (Previously Map 510-11 Special Areas)

Retail limitations are added to portions of the Central Eastside where new EXd zoning is applied, in order to encourage high employment density uses and minimize conflicts with industrial activities. Areas where mechanical equipment must be screened have been removed, because 33.510.224 Mechanical Equipment along the Portland Streetcar Alignment has been deleted. This provision was put in place to prevent at-grade diesel generators adjacent to sidewalks along the streetcar line. This provision is outdated and no longer needed.
Legend

- Central City Plan District boundary
- Areas where size of retail sales and service uses is limited
- Proposed right-of-way
- Proposed accessway

Map 510-12

June 2017 Recommended Draft Central City 2035 Plan
Chapter 33.510, Central City Plan District
Commentary

Map 510-13 Streetcar Alignment (Previously Map 510-12)
This map is updated to include the east side streetcar line extension.
Commentary

Map 510-14 South Park Block Frontages (Previously Map 510-13 Park Block Frontages)

There are no substantive changes to this map.
South Park Blocks Frontages

Legend

- Central City Plan District Boundary
- Park block frontage

Map Revised Xxxxx XX, 2015

June 2017

Recommended Draft Central City 2035 Plan
Chapter 33.510, Central City Plan District
Commentary

Map 510-15 South Waterfront Greenway Public Access Map
Major and Minor viewpoints are moved from this map to maps in Zoning Code chapter 33.480 Scenic Resources, where the applicable regulations are located.
Commentary

Map 510-16 North Pearl Height Opportunity Area and South Waterfront Height Opportunity Area

There are no substantive changes to this map.
Commentary

Map 510-17 Area Where Vehicle Repair and Vehicle Sales and Leasing Uses are Restricted (Previously Map 510-18 Area Where Vehicle Sales and Leasing, and Exterior Display and Storage are Restricted)

This map has been updated to generally prohibit vehicle repair and vehicle sales and leasing uses within 500 feet of MAX light rail lines. Specifically, the identified area on the map:

- Reflects areas near MAX lines where high pedestrian volumes exist or are anticipated;
- Reflects the exclusion of the western tip of Goose Hollow along Canyon Rd.;
- Excludes areas where the MAX alignment is elevated or otherwise separated from the surface street system, presenting no potential conflicts with cars or pedestrians (e.g., elevated section between South Downtown/University and South Waterfront); and
- Excludes most of the predominately industrial Central Eastside and all of Lower Albina
Area Where Vehicle Repair and Vehicle Sales and Leasing Uses are Restricted

Map 510-17

Map Revised XXXXX XX, 201X

Legend

Central City Plan District boundary
Area where restrictions apply
MAX Light Rail line and stops
Proposed right-of-way
Proposed accessways

Scale in Feet

Bureau of Planning and Sustainability
Portland, Oregon

June 2017
Recommended Draft Central City 2035 Plan
Chapter 33.510, Central City Plan District
Commentary

Map 510-18 Pearl District Special Building Height Corridor (Previously Map 510-19)

The North Pearl Subarea is deleted from the map because the related code provisions have been deleted.
Commentary

Map 510-19 Required Central City Master Plan Areas (New)
This map shows areas where Central City Master Plans are required.

For more information, please refer to section: 33.510.255 Central City Master Plan.
Commentary

New: Map 510-20 View Corridor Areas
This new map shows public view corridor areas with special height restrictions as described in the updated Central City Scenic Resources Protection Plan. Sites located within a view corridor may have maximum heights designated on Maps 510-3 and 510-4 based on the view.
Legend

- Central City Plan District boundary
- Areas within Scenic View Corridors
- Proposed right-of-way
- Proposed accessway

Map 510-20

Map 1 of 2

Map Revised XXXX X, 201X

View Corridor Areas
Commentary

Map 510-21 South Waterfront 2002 Top of Bank (formerly Map 510-17)

There are no substantive changes to this map.
Commentary

New: Map 510-22 Park Blocks Required Building Lines

This new map shows areas along the Park Blocks with required set-backs that encourage preservation of light and air along the park and support the Green Loop concept.