The Bureau of Planning and Sustainability is committed to providing equal access to information and hearings. If you need special accommodation, interpretation or translation, please call 503-823-7700, the TTY at 503-823-6868 or the Oregon Relay Service at 711 within 48 hours prior to the event.

La Oficina de Planificación y Sostenibilidad se compromete a proporcionar un acceso equitativo a la información y audiencias. Si necesita acomodación especial, interpretación o traducción, por favor llame al 503-823-7700, al TTY al 503-823-6868 o al Servicio de Retransmisión de Oregon al 711 dentro de las 48 horas antes del evento.

规划和可持续发展管理局致力于提供获取信息和参加听证会的平等机遇。如果您需要特殊适应性服务、口译或翻译服务，请在活动开始前48小时内致电：503-823-7700，TTY：503-823-6868 或联系俄勒冈州中继服务：711。

La Oficina de Planificación y Sostenibilidad se compromete a proporcionar un acceso equitativo a la información y audiencias. Si necesita acomodación especial, interpretación o traducción, por favor llame al 503-823-7700, al TTY al 503-823-6868 o al Servicio de Retransmisión de Oregon al 711 dentro de las 48 horas antes del evento.

Управление планирования и устойчивого развития предоставляет равный доступ к информации и к проводимым слушаниям. Если Вам требуются особые условия или устный или письменный перевод, обращайтесь по номеру 503-823-7700, по телетайпу для слабослышащих 503-823-6868 или через Орегонскую службу связи Oregon Relay по номеру 711 за 48 часов до мероприятия.

企業環境整備課 (The Bureau of Planning and Sustainability) は体に障害を持つ方にも情報や公聴会のアクセスの平等化を図る事をお約束します。もし、通訳、翻訳その他特別な調整が必要な方は503-823-7700か、TTY 、 503-823-6868、又はオレゴン・リレー・サービス、711に必要時の48時間前までにお電話ください。

It is the policy of the City of Portland that no person shall be denied the benefits of or be subjected to discrimination in any City program, service, or activity on the grounds of race, religion, color, national origin, English proficiency, sex, age, disability, religion, sexual orientation, gender identity, or source of income. The City of Portland also requires its contractors and grantees to comply with this policy.
HOW TO TESTIFY

You may submit testimony to the Portland City Council on the Recommended Draft CC2035 Plan in any of the following ways:

By Email
Send an email to cc2035@portlandoregon.gov
Subject: CC2035 Testimony

By U.S. Mail
Portland City Council
c/o Bureau of Planning and Sustainability
1900 SW 4th Ave., Suite 7100
Portland, Oregon 97201
Attn: CC2035 Testimony

Through the Map App
To review and testify on property-specific zoning, height and FAR provisions of the Recommended Draft CC2035 Plan:
www.portlandmaps.com/bps/mapapp/maps.html#mapTheme=cc2035

To review and testify on the TSP Project List from Volume 2B:
www.portlandmaps.com/bps/mapapp/maps.html#mapTheme=cc2035TSP

To review and testify on the TSP Street Classifications from Volume 2B:
www.portlandmaps.com/bps/mapapp/maps.html#mapTheme=cc2035TSPClass

In person at the public hearing
September 7, 2017 at 2 p.m.
City Council Chambers
1221 SW 4th Avenue, Portland
(additional hearing dates may be scheduled)

Confirm hearing dates and times
Council may hear testimony on different elements of the CC2035 Plan on different dates and times. Please confirm dates and times by checking the City Council calendar one week in advance at www.portlandoregon.gov/auditor/26997.

To testify, please provide your full name and address. Testimony to City Council is considered public record. Testifiers’ names, addresses and any other information included in the testimony will be posted on the website.

Review testimony as it comes in
www.portlandmaps.com/bps/testimony

For more information
• Visit project website: www.portlandoregon.gov/bps/cc2035
• Email the project team: cc2035@portlandoregon.gov
• Call the CC2035 helpline: 503-823-4286

if you need special accommodation, translation or interpretation, please call 503-823-4086 at least 48 hours before the hearing.

Para obtener más información, por favor llame al 503-823-4286.

如需更多資訊，請致電：503-823-4286。

За дополнительной информацией обращайтесь по номеру 503-823-4286。

Dé biệt thêm thông tin, vui lòng gọi 503-823-4286.

Wixii maclummaad dheeraad ah, fadlan wac 503-823-4286

Call the helpline at 503-823-4286 for more information.
ACKNOWLEDGEMENTS

This plan is the culmination of work over the past five years on the Central City Concept Plan, three quadrant plans (North/Northeast Quadrant Plan, West Quadrant Plan, Southeast Quadrant Plan), Natural and Scenic Resources protection plans, and the Bonus and Transfer Study. Many thanks to the thousands of stakeholders who participated in those processes and whose contributions helped to shape this plan.

Portland City Council
Ted Wheeler, Mayor
Chloe Eudaly, Commissioner
Nick Fish, Commissioner
Amanda Fritz, Commissioner
Dan Saltzman, Commissioner

Portland Planning and Sustainability Commission
Katherine Schultz (Chair)
André Baugh (Vice Chair)
Chris Smith (Vice Chair)
Jeff Bachrach
Mike Houck
Katie Larsell
Gary Oxman
Michelle Rudd
Eli Spevak
Teresa St Martin
Margaret Tallmadge

Special thanks to the current and former PSC members who chaired Central City Plan committees: Don Hanson, Katherine Schultz and Michelle Rudd.

Bureau of Planning and Sustainability
Management
Susan Anderson, Director
Joe Zehnder, Chief Planner
Sallie Edmunds, Central City, River and Environmental Planning Manager

Project Managers and Core Team
Rachael Hoy, Senior Planner, Project Manager, Central City Code Development
Troy Doss, Senior Planner, Project Manager, Concept and Southeast Quadrant Plans
Mindy Brooks, City Planner II, Project Manager, Natural and Scenic Resource Protection Plans
Nicholas Starin, City Planner II, Central City Planning
Debbie Bischoff, Senior Planner, River Planning
Mark Raggett, Senior Planner, Urban Design

Contributing Staff
Shannon Buono, Senior Planner, Code Editing
Brandon Spencer-Hartle, Senior Planner, Historic Resources Planning
Tyler Bump, Senior Planner, Economic Planning
Jeff Caudill, City Planner II, Environmental Planning
Marc Asnis, City Planner I, Urban Design
Lora Lillard, City Planner II, Urban Design

Communications and Tech Service
Eden Dabbs, Kevin Martin, Derek Miller, Carmen Piekarski, Neil Loehlein, Leslie Wilson, Krista Gust

Previous BPS Staff
Steve Iwata, Karl Lisle, Kathryn Hartinger, Derek Dauphin, Roberta Jortner, Stephanie Beckman, Diane Hale, Elisa Hamblin, Leslie Lum, Nan Stark, Ralph Sanders
Additional Assistance

**Bureau of Planning and Sustainability:** Michael Armstrong, Deborah Stein, Eric Engstrom, Julia Thompson, Alisa Kane, Vihn Mason

**Bureau of Transportation:** Art Pearce, Mauricio Leclerc, Grant Morehead, Judith Gray, Arnoud Van Sisseren, Zef Wagner, Francesca Patricolo, Peter Hurley, Erin Aigner

**Prosper Portland:** Geraldene Moyle, Lisa Abuaf, Sarah Harpole, Shelly Haack, Peter Englander, Lew Bowers, Irene Bowers

**Bureau of Parks and Recreation:** Brett Horner, Sarah Coates–Huggins, Maya Agarwal, Allan Schmidt, Emily Roth, Jenn Cairo

**Bureau of Development Services:** Kara Fioravanti, Tim Heron, Kim Tallant, Susan Ellis, Stacy Castleberry

**Bureau of Environmental Services:** Kaitlin Lovell, Paul Ketcham, Amy Chomowicz, Alice Coker, Marie Walkiewicz, Amber Clayton, Matt Burlin and Stephen Himes

**Portland Housing Bureau:** Kurt Kreager, Javier Mena, Matthew Tschabold, Kim McCarty, Barbara Shaw, David Sheern

Consultants
Various consultants contributed to the development of the Central City Concept Plan, three quadrant plans (North/Northeast Quadrant Plan, West Quadrant Plan, Southeast Quadrant Plan), Natural and Scenic Resources inventories, and the Bonus and Transfer Study. We are grateful for their technical assistance and for helping facilitate our advisory committee and public events.

Funding
Funding for this project was provided by the City of Portland, the Portland Development Commission and Metro.
# TABLE OF CONTENTS

## ZONING CODE AND OVERLAY ZONE MAP AMENDMENTS

### Part 2: Willamette River and Trails

**Introduction**

- 33.475 River Overlay Zones (new chapter) ............................................................ 1
- 33.440 Greenway Overlay Zones ............................................................................ 85
- 33.865 River Review (new chapter) ........................................................................ 113
- 33.272 Major Public Trails................................................................................... 141
- 33.900s List of Terms and Definitions ................................................................... 149
- 33.10 Legal Framework and Relationships............................................................ 153
- 33.248 Mitigation Restoration Plantings................................................................. 155
- 33.258 Nonconforming Development..................................................................... 157
- 33.299 Wind Turbines........................................................................................... 159
- 33.465.230 Pleasant Valley Natural Resources Overlay Zone............................. 161
- 33.508.290 Cascade Station/Portland International Center Plan District .......... 163
- 33.515 Columbia South Shore Plan District......................................................... 165
- 33.700.110 Prior Conditions of Approval ............................................................. 167
- 33.840 Greenway Goal Exception (new chapter) .................................................. 169
- 33.920 Descriptions of the Use Categories......................................................... 173
- 33.930 Measurements......................................................................................... 177

Recommended Overlay Zones .................................................................................. 183