

Summary of City Council CC2035 Deliberations on December 6, 2017

December 22, 2017 revised 1/4/18

The items below that were moved and seconded will be added to the Amendments Report along with items moved and seconded at other deliberation sessions. The Amendments Report will be the focus of a public hearing on January 18, 2018.

#	Topic	Summary of Council Deliberations
C	SCENIC VIEWS	
C1	View from I-84 Overpass	Amendment moved and seconded to move the view point alignment for the view from the I-84 overpass south of the recommended viewpoint alignment.
C7	View of Upper Hall	Discussion item only. No amendment offered.
E	ZONING AND USE ALLOWANCES, PART 2	
E1	Volunteers of America	Amendment moved and seconded to revise code section 33.510.119.C.3 to allow group living and related uses in amount equal to 3 times the total site area for uses operating as of the effective date of this ordinance, to support an existing non-conforming women's residential center.
M	SOUTH WATERFRONT	
M1	Maximum building height within 150' of top of bank	Amendment moved and seconded to revise code section 33.510.210.D and Maps 510-3, 510-4 and 510-16 to modify in South Waterfront how allowed building heights are mapped near the river.
O	POLICIES, ACTION ITEMS AND OTHER PLAN CHANGES	
O1	Flexible building design policy	Amendment moved and seconded to add new policy 1.14 Flexible Building Design to allow buildings to be repurposed to accommodate different uses in the future.
O2	Green Loop resolution	Amendment moved and seconded to add a statement to the resolution that authorizes City agencies to continue to work with community partners who are working on similar open space and/or active transportation projects outside of Central City, (e.g. Lents Green Ring).
N	PARKING	
N2	Define parking structures	Amendment moved and seconded to clarify code section 33.510.261.I.3 to state that any off-street parking not in a building or covered by a building is prohibited.
N3	OHSU parking ratios	Amendment moved and seconded to revise code section 33.510.261.G to allow Medical Center or College uses in the South Waterfront subdistrict to apply for Preservation Parking.
B	HEIGHT/FAR, PART 2	
B8	FAR Increase to 6:1 near Morrison Bridge	Discussion only, no amendment offered.
B5	Riverplace height and master plan requirements	A multi-part amendment was moved and seconded to: increase bonus height in the new Riverplace Height Opportunity Area (Map 510-16), to revise zoning code language in 33.510.210.D to allow specific bonus heights as mapped, and include standards about building massing and additional site requirements. The amendment also requires the Riverplace site to go through a master plan review process as mapped (510-19), and updates the Scenic Resources and Protection Plan Map A, 7 of 9, to more accurately document the elevation of the view corridor at the Riverplace site.
L	CENTRAL CITY MASTER PLAN	
L2	Sharing/Consolidating Resources	Amendment moved and seconded to add criterion for consolidating resources.
G	BONUSES AND TRANSFERS, PART 2	
G4	Allow FAR transfer from OS zone	Amendment seconded to allow Floor Area Ratio (FAR) transfers from Open Space (OS) zone.
G3	Transfer within a sub district (SEIU)	Discussion only, no amendment offered.
MINOR OR TECHNICAL AMENDMENTS PACKAGE: All of the following were moved and seconded as a package.		
B6	Height map correction - Lloyd	Corrects Maps 510-3 and 510-4 for a "split zoned" property at NE 1 st Ave. by making all the property the same building height and Floor Area Ratio.

B7	Height map correction – Goose Hollow	Restores the base maximum building height to 45' (the recommended height on the map was incorrectly mapped 75') for a site on SW Jefferson Street, consistent with the maximum building heights of the Medium Density Multi-dwelling (R1) zone.
B9	Increase parapet and railing height	Amends code section 33.510.210.C.2.b to be consistent with the rest of the city by allowing parapet and railing heights to extend 4' above the base height limit.
B10	New Pearl height code structural revision	Restructures code section 33.510.210.D.3.d to add clarity about when bonus height is allowed.
E2	Retail allowance – OMSI station (concept previously approved)	See amendment for E5 below.
E3	Retail allowance – South Waterfront subdistrict	See amendment for E5 below.
E5	Allow hotel uses -SE Ivon Street (concept previously approved)	Updates code section 33.510.116 Retail Sales and Service Uses for specified sites in CX and EX zones by refining the requirement and allowing 50,000 square feet of such uses (current code allows 40,000 square feet outright). Hotel uses are allowed under this use classification.
L1	Trees – increase tree density	Amends tree requirement in the master plan code section 33.510.255.K.3.c.(2) to increase tree density in open areas, but still provides developer flexibility in designing these spaces.
L3	Shadow Study consistency	Amends shadow study date and time requirement in the master plan code subsection 33.510.255.K.3.d., to be the same as the requirement for the rest of Central City.
L4	Open area requirement	Clarifies code subsection 33.510.255.K.3.a, required open area development standards, for the open area required by percentage or square footage, whichever is less.
M2	Exempt streets from design review	Amends code section 33.510.253.E.4 to clarify that development of public streets in South Waterfront are exempt from design review but not greenway review.
N1	Parking and loading access on SW 1st	Amends code section 33.510.263 by adding SW 1 st between Washington and Morrison streets to the list of streets where motor vehicle access to/from a parking structure, parking area or loading area is not allowed.
N4	Surface parking code in the Central Eastside	Amends code section 33.510.262.D.2 to clearly state when commercial parking is allowed in the Central Eastside subdistrict.
O3	Policy: Goose Hollow Character	Amends Policy 5.GH-5 to add language about retaining character of Goose Hollow
O4	Action: Seismic Regulations	Amends geography for Action RC55 from Old Town/Chinatown to Central City-wide.
O5	Plan Glossary	Updates definition of neighborhoods to include (neighborhoods in) Central City.
O6	Reference Goose Hollow on Policy 5.19	Updates Policy 5.19 Historic resources and districts reference to other district policies to include Goose Hollow.