

Summary of City Council Votes on Amendment to the Recommended Draft

April 16, 2018

This document summarizes the outcomes of City Council votes on amendments to the June 2017 Recommended Draft *Central City 2035 Plan*. It is organized by date of City Council meetings in which amendments were voted upon (3/7/18, 3/22/18, 4/4/18 and 4/11/18). Each table generally follows the format of the Council voting guide prepared for the session on each given date.

I. March 7, 2018 City Council Meeting

Generally, page numbers in the table below refer to the January 2018 [Amendments Report](#). Page numbers in [brackets] refer to the January 18, 2018 [Additional Amendments](#) document.

No.	Amendment	Page	Vote
Volume 1: Goals and Policies			
1	Add flexible building design policy	6	Passed
2	Add multimodal access policy	7	Passed
3	Amend CC2035 and Comprehensive Plan glossaries	7	Passed
4	Revise Urban Design policy 5.GH-5 (Goose Hollow)	7	Passed
5	Revise Urban Design Policy 5.19	8	Passed
6	Add update to regional policy 1.9 Equity and the economy	[1]	Passed
Volume 2A, Part 1: Central City Plan District			
1	Increase Retail Sales And Service maximum building square footage allowance and allow hotel uses	11	Passed
2	Allow existing group living, daycare and community service uses in Central Eastside (VOA)	12	Passed
3	Increase bonus FAR earned for fee-in-lieu for projects that don't trigger IH provisions	13	Passed
4	Expand transfers within a subdistrict	14	Passed
5	Allow FAR transfers from Open Space (OS) zone	18	Passed
6	South Waterfront maximum building height within 150' of the top of bank	19	Passed
7	Increase RiverPlace bonus height	24	Failed. Reconsidered & passed on 3/22/18
8	Move bird-safe window treatment pattern sizing and spacing to administrative rules	29	Passed
9	Require ecoroof over 100% of roof tops, with exclusions	30 & [2]	Passed
10	Apply RiverPlace special tower orientation standards	32	Failed. Reconsidered & failed on 3/22/18
11	Clarify exterior lighting standard does not apply to public trails that are collocated with public streets	34	Passed

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12	Improve the Central City Master Plan and add RiverPlace as a master plan site	35 & [3, 5]	Passed
13	Clarify any off-street parking not in a building or covered by a building is prohibited	52 & [4]	Passed
14	Allows colleges and medical centers in South Waterfront to aggregate building areas to calculate allowed existing and new parking	52	Passed
15	Allow existing height and FAR at Big Pink, Wells Fargo and Pac West	53	See 3/22 table
16	Maintain existing height limits at Morrison Bridgehead	58	Failed
17	Maintain existing 460' height limit on 6-block area in Old Town/Chinatown (Roseland)	60	Passed
18	Set 160' height limit in northern portion of New Chinatown/Japantown Historic District	62	Passed
19	Maintain base height of 350' and bonus height of 425' on four blocks in Old Town/Chinatown (outside historic district)	64	Passed
20	Protect view of Mt Hood from Salmon Springs with height reductions in Central eastside	66	Withdrawn
21	Maintain existing height limits of 30 – 45 feet on SW Jefferson St. (View of Vista Bridge, West Hills)	68	Failed
22	Shift viewpoint and amend height limits associated with view of Central City Skyline from I-84 overpass	70	See 3/22 table
23	Adjust bonus height limits associated with view of Mt St Helens from Terwilliger Boulevard (CC-SW61)	72	Passed
24	Rezone T1 South Pier to Central Commercial	74	Passed
25	Delete references to specific zones and clarify river setback language in the FAR bonus regulations	76	Passed
26	Clarify the time period within which previously transferred floor area may be used	77	Passed
27	Increase allowed parapet and railing height	78	Passed
28	Simplify shadow study requirements	78	Passed
29	Technical revision to North Pearl height code	79	Passed
30	Apply setback along full length of W Burnside street lot lines	79	Passed
31	Ground floor windows clarification for major remodels	80	Passed
32	Remove parking garage exemption from ground floor window requirements	81	Passed
33	Exempt City of Portland streets from design review	81	Passed
34	Remove landscape option for parking garages on street facing façade	82	Passed
35	Remove un-needed language from Central Eastside surface parking-related code	82	Passed
36	Allow adjustments to allow parking access on SW 1st Avenue between SW Stark and SW Washington	83 & [4]	Passed
37	Expand active use requirement in the Pearl District	84	Passed

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No.	Amendment	Page	Vote
38	Extend Pearl Special Building Height Corridor	86	Passed
39	Correct height on “split-zoned” Lloyd District property	88	Passed
40	Apply existing R1 base-zone height of 45’ on Goose Hollow site	90	Passed
41	Exempt Central City master plan areas from superblock regulations	92	Passed
41	Replace Map 580-2 to retain eligibility for affordable housing bonuses in a portion of the South Auditorium Plan District	92	Passed
Volume 2A, Part 2: Willamette River and Trails			
1	Update the mapped top of bank and clarify that where no mapped top of bank is shown, the applicant must measure top of bank on site using the zoning code definition	98	Passed
2	Exempt Conservation and Historic Landmarks from the river setback requirement	103	Passed
3	Clarify exterior lighting standard does not apply within public streets	104	Passed
4	Remove standard related to placement of large wood and bioengineered structures	105	Passed
5	Clarify that dredging is not regulated by the zoning in any waterbody except the Willamette River Central Reach	106	Passed
6	Clarify that the default top of bank remains two feet from ordinary high water for the Willamette North and South Reach and Columbia River	108	Passed
7	Update the Environmental Overlay Zones at the Japanese Garden	111	Passed
8	Revise standard for removal of structures and debris near wetlands	114	Passed
9	Clarify that the standards for removal or remediation of hazardous substances only applied to clean-up areas	114	Passed
10	Require areas of expanded setback to be landscaped like the rest of the River Setback	115	Passed
11	Correct to language of the Tree Removal or Pruning standard to apply to exterior alterations	116	Passed
12	Remove unnecessary cross reference to 33.248.090, Mitigation and Restoration Planting	118	Passed
13	Clarify that the limit on number of structure only applies to <i>temporary</i> floating structures	119	Passed
14	Clarify that non-river-dependent or non-river-related development in the River Setback requires both a Greenway Goal Exception and a River Review	120	Passed
15	Typographic and Technical Corrections	121	Passed
Volume 2A, Part 3: Environmental and Scenic			
1	Remove view corridor at Broadmoor Golf Course to implement 2035 Comprehensive Plan	124	Passed
2	Add zoning maps for the Scenic Resources Overlays	127	Passed
3	Remove exemption for dredging in the waterbodies in response to V2A2 Amendment #5	148	Passed
Volume 2B: Transportation System Plan (TSP)			

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No.	Amendment	Page	Vote
1	TSP Project List: Add OMSI Water Ave. Relocation	152	Passed
2	I5 / Rose Quarter Interchange Project: See Amendment 2 to Volume 5A (below) for amendment to action item TR120	152	Passed
3	Add streets to Emergency Response Classification map	153	Passed
4	Add SW 18 th as City Bikeway on Bicycle Classification map	153	Passed
5	Correct various minor errors on Street classification maps	153	Passed
6	TSP Project List: Rename Sullivan’s Gulch Trail project	154	Passed
7	TSP Project List: Revise description and cost of South Waterfront – SW Bond Ave. project	154	Passed
8	TSP Project List: Rename and revise description and cost of Naito Parkway project	155	Passed
9	TSP Project List: Remove two Neighborhood Greenway Projects	155	Withdrawn
Volume 3A, Parts 1 – 3: Scenic Resources Protection Plan			
1	Extend the view of Mt Hood from Japanese Garden (CC-SW07) to allow for vegetation maintenance to protect view	180	Passed
2	Protect view of Mt Hood from Salmon Springs (CC-SW17)	182	Withdrawn
3	Shift viewpoint associated with view of Central City Skyline from I-84 overpass	192	See 3/22 table
4	Maintain existing height limits of 30 – 45 feet on SW Jefferson St. (View of Vista Bridge, West Hills)	195	Failed
5	Adjust bonus height limits associated with view of Mt St Helens from Terwilliger Boulevard (CC-SW61)	195	Passed
Volume 5A: Performance Targets and Action Plans			
1	Add new action on options to encourage owners to voluntarily move structures out of the floodplain	198	Passed
2	Amend action item TR120 (I-5/Rose Quarter Interchange) to add language about congestion pricing, implementation of all elements of the project and equity strategy	199	Passed
3	Amend action EN13 with stronger language on “Dark Skies” project	200	Passed
4	Add new action to analyze options for increasing bonus FAR	200	Passed
5	Add new action to consider updating the Portland Plant List to include a new Northwest Hardy Plant List	201	Passed
6	Amend action HN2 and HN6 to make Private the lead on developing dog parks	201	Passed
7	Amend action RC63 to ensure that Centennial Mills site is developed with public access, open spaces and connectivity to Pearl District parks.	202	Passed
8	Amend action RC55 to expand application of seismic regulation action from Old Town/Chinatown to the entire Central City	202	Passed
Volume 5B: Green Loop			
1	Amend Green Loop Resolution to authorize city agencies to continue to work with community partners on open space and active transportation projects outside of the Central City	204	Passed

Summary of City Council Votes on Amendment to the Recommended Draft**II. March 22, 2018 City Council Meeting**Page numbers in the table below refer to the [March 22, 2018 City Council packet](#).

No.	Amendment	Page	Vote
Part I. March 22, 2018 Amendments			
A	Allow Surface Parking for a public school use in the Central City (Vol 2A, Part 1)	3	Passed
B	Exempt public school uses from superblock regulations in the Central City (Vol 2A, Part 1)	4	See 4/11 table
C	Increase maximum building height from 125' to 160' on half of Block 33 (Vol 2A, Part 1)	--	See 4/4 table
Part II. Amendments from: New Amendments (New) and Amendments Report (AR)			
F	Clarify amount of a ground floor industrial use required to access more industrial office (Vol 2A, Part 1) (New)	23	Passed
G	Clarify where minimum density requirements apply in the Central City (Vol 2A, Part 1) (New)	24	Passed
H	Clarify where the measurement is taken on a building's façade for the application of bird safe glazing (Vol 2A, Part 1) (New)	25	Passed
I	Modify Low Carbon Building standard to remove reference to creating an administrative rule (Vol 2A, Part 1) (New)	26	Passed
J	River Overlay Zone Boundary fix to match the Willamette Greenway Boundary (Vol 2A, Part 2) (New)	26	Passed
L	Replace Comprehensive Plan Map CON-05, Significant Scenic Resources, with an updated map that reflects decisions of CC2035 (Ordinance directive and exhibit) (New)	32	Passed
15	Allow existing height and FAR at Big Pink, Wells Fargo and Pac West (Vol 2A, Part 1) (AR)	34	Passed
K	Amends AR 15 to increase Wells Fargo FAR to 19:1 (Vol 2A, Part 1)	32	Passed
A	Update height limits to reflect finalized location of viewpoint on the I-84 overpass (Vol 2A, Part 1) (New)	9	Passed
B	Move viewpoint on the I-84 overpass to the center of new pedestrian bridge alignment (Vol 3A, Part 1) (New)	10	Passed
C	Update height limits to reflect removal of the Mt Adams from Upper Hall (Vol 2A, Part 1) (New)	17	Passed
D	Eliminate protections for view of Mt Adams from Upper Hall (Vol 3A, Part 1) (New)	18	Passed
E	Remove standard and illustration that describes measuring top of bank in relationship to structure such as docks or wharves (Vol 2A, Part 2) (New)	20	See 4/4 table
M	Add trail commentary related to MTSA and public trails (Vol 2A, Part 2) (New)	33	Withdrawn
Part III. Reconsideration of March 7, 2018 vote on RiverPlace amendments in Amendments Report			
AR 7	RiverPlace bonus height increase to up to 325' if certain standards are met (Vol. 2A, Part 1)	24	Passed

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No.	Amendment	Page	Vote
AR 10	RiverPlace Special Tower Orientation (Vol. 2A, Part 1)	32	Withdrawn

III. April 4, 2018 City Council Meeting

Page references for Amendment B in Part I and amendments E1 and E2 in Part II of the table below refer to the [April 4 City Council packet](#). Amendments C1 – C3 in Part 1 are contained in the April 4, 2018 [Block 33 City Council Amendments](#) document.

No.	Amendment	Page	Vote
Part I. March 22, 2018 Amendment and Block 33 Amendments			
B	Exempts sites with a public-school use from superblock regulations (Vol 2A, Part 1)	3	See 4/11 table
C1	Block 33 (Wheeler amendment): (Vol 2A, Part 1) <ul style="list-style-type: none"> Increase maximum height from 125’ to 160’ on western half block. Eastern half retains recommended 125’ height. Maintain FAR at 6:1 Maintain Historic Resource Review 	2	(Amended and passed, see below)
C2	Block 33 (Saltzman amendment): (Vol 2A, Part 1) <ul style="list-style-type: none"> Increase maximum height from 125’ to 200’ on western half block. Eastern half retains recommended 125’ height. Increase FAR from 6:1 to 9:1. Exempt property from Historic Resource Review for FAR and height. 	3	(Amended twice and failed, see below)
C3	Block 33 (Fish amendment): (Vol 2A, Part 1) <ul style="list-style-type: none"> Allow height increase to 160’ on the western half block through bonus height provisions Require use of the affordable housing bonus. 	6	Withdrawn
C2 as amended twice on the floor	Block 33 (Saltzman amendment as amended by Saltzman as amended by Fish): (Vol 2A, Part 1) <ul style="list-style-type: none"> Allow height increase to 200’ on the western half block through bonus height provisions Increase FAR from 6:1 to 9:1 on the entire block if all development on the western half of the block above the ground floor is residential 	--	Failed

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No.	Amendment	Page	Vote
C1 as amended on the floor	Block 33 (Wheeler amendment, as amended by Fish): (Vol 2A, Part 1) <ul style="list-style-type: none"> Maintain 125' base height on whole block Allow height increase to 160' on the western half block through bonus height provisions Require use of the affordable housing bonus for bonus height Maintain FAR at 6:1 Maintain Historic Resource Review of FAR and height 	--	Passed
Part II. March 7 Amendment			
E1	Remove standard and illustration that describes measuring top of bank in relationship to structure such as docks or wharves (Vol 2A, Part 2)	8	Withdrawn
E2	Delete commentary related to establishing default top of bank in the Willamette River North and South Reach and Columbia River (Vol 2A, Part 2)	10	[No vote necessary]

IV. April 11, 2018 City Council Meeting

Page numbers in the table below refer to the [April 11, 2018 City Council packet](#).

No.	Amendment	Page	Vote
Part I. March 22, 2018 Amendment			
B	Exempts sites with a public-school use from superblock regulations (Vol 2A, Part 1)	3	Passed
[On the floor]	Add directive to Ordinance: The Council Directs: The Portland Bureau of Transportation to work with the Portland Public Schools School District on a Memorandum of Understanding for the redevelopment of the Lincoln High School property to ensure that specific programming and security needs for the facility are appropriately balanced with a north-south public access connection through the site that serves the pedestrian and bicycle connectivity needs of Goose Hollow consistent with the directives of the Central City 2035 Plan.	--	Passed
Part II. April 4, 2018 Amendments			
1	North Pearl Height: Correct to ensure that existing provision is retained that requires buildings that face Naito or the Willamette are not wider than 120' feet above 100' (Vol 2A, Part 1)	4	Passed
2	Clarifies when bird safe glazing next to an eco-roof is required and other technical corrections (Vol 2A, Part 1)	5	Passed
3	Clarify that all buildings must show that they meet or exceed the specified Oregon Structural Specialty code section (Vol 2A, Part 1)	6	Passed