BACKGROUND MATERIALS

ORDINANCE NO. 189000
Effective July 9, 2018
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会。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。

Cục Quy Hoạch và Bền Vững (The Bureau of Planning and Sustainability) cam kết đem lại quyền tiếp cận thông tin và xét xử công bằng. Nếu quý vị cần nhà ở đặc biệt, dịch vụ thông dịch hoặc phiên dịch, vui lòng gọi số 503-823-7700, dịch vụ TTY theo số 503-823-6868 hoặc Dịch Vụ Tiếp Âm Oregon theo số 711 trong vòng 48 giờ trước khi diễn ra sự kiện.

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.

Xafiiska Qorshaynta iyo Sugnaanta waxay u heelean yihiin bixinta helitaan loo-siman yahay ee macluumaad iyo dhagaysiyada. Haddii aad u baahan tahat qabanqaabo gaar ah, afcelin ama turumaad, fadlan wac 503-823-7700, TTY-ga 503-823-6868 ama Xafiiska Gudbinta Oregon ee 711 muddo ah 48 saac gudahood kahor xafiadda.

企画環境整備課 (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。

管理局の政策は、誰もが公聴会に参加する機会をもって、必要に応じて特別な措置を講じる。パンフレット、通訳、翻訳、電話 consultation が必要な方は503-823-7700、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。

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.

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。

Để biết thêm thông tin, vui lòng gọi 503-823-4286.

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

The Bureau of Planning and Sustainability is committed to providing meaningful access. For accommodations, modifications, translation, interpretation or other services, please contact at 503-823-7700 or use City TTY 503-823-6868, or Oregon Relay Service: 711.

503-823-7700

Table of Translations:

| English | Tiếng Việt | 中文 (简体) | Русский | Перевод
|---------|-----------|-------------|---------|---------|
| Traducción o interpretación | Chuyên Ngữ hoặc Phiên Dịch | 翻译或传译 | Письменный или устный перевод | Traducere sau Interpretare
| ترجمة تحريرية أو شفهية | ยุทธวิธีภาษี | 翻译或传译 | Тыгыч кызматтары | บทแปล
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 Engleander, 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.
Loading documents into the elevator in the City Auditor’s office, 1940
# CC2035 | TABLE OF CONTENTS

## BACKGROUND REPORTS AND SUPPORTING DOCUMENTATION

Documents Previously Adopted by Resolution to Inform CC2035 ............................2

Additional Studies and Memos Prepared to Inform CC2035 ....................................2

- Area Specific – N/NE Quadrant ........................................................................3
- Area Specific – West Quadrant ........................................................................3
- Area Specific – Southeast Quadrant .................................................................4

Additional Documents ..........................................................................................4
Background Reports and Supporting Documentation

Documents Previously Adopted by Resolution to Inform CC2035

1. Central City 2035 Concept Plan (2012)
   https://www.portlandoregon.gov/bps/article/427039

2. N/NE Quadrant Plan (2012)
   https://www.portlandoregon.gov/bps/article/422031

   https://www.portlandoregon.gov/bps/67412

   https://www.portlandoregon.gov/bps/article/542604

5. Willamette River Greenway Inventory: An Update to Portland’s Statewide Planning Goal 15 Inventory (2014)
   https://www.portlandoregon.gov/bps/article/508803

6. Central City Floor Area Ratio (FAR) Bonus and Transfer Study (2015)
   https://www.portlandoregon.gov/bps/article/535198

Additional Studies and Memos Prepared to Inform CC2035

7. Central City 2035 Subdistrict Profiles (2010)
   http://www.portlandoregon.gov/bps/article/304417

8. Central City Development Capacity Study (2011)
   https://www.portlandoregon.gov/bps/article/383999

9. Height Memo (2013)
   https://www.portlandoregon.gov/bps/article/564018

    https://www.portlandoregon.gov/bps/article/336027

11. Central Reach Concept (and narrative) (2014)
    https://www.portlandoregon.gov/bps/article/479549

    https://www.portlandoregon.gov/bps/article/477373

    https://www.portlandoregon.gov/bps/article/581166
   https://www.portlandoregon.gov/bps/article/564242

15. The “Green Loop” (updated 2016)  
   http://www.portlandoregon.gov/bps/article/478158

16. Central City Parking Policy Update Recommended Amendments to Title 33.510 Parking Provisions  
   http://www.portlandoregon.gov/bps/article/580579

**Area Specific – N/NE Quadrant**

17. North of Broadway/Blanchard Site Development Study (2010)  
   https://www.portlandoregon.gov/bps/article/327600

18. N/NE Quadrant & I-5 Broadway/Weidler Plans Land Use, Urban Design and Local Transportation Charrette: Summary of Results (2011)  
   https://www.portlandoregon.gov/bps/article/345474

19. N/NE Quadrant and I-5 Broadway/Weidler Plans: Open House Summary (2011)  
   https://www.portlandoregon.gov/bps/article/330160

20. N/NE Quadrant and I-5 Broadway Weidler Plans: Freeway/Local Transportation Interface Charrette Summary (2012)  
   https://www.portlandoregon.gov/bps/article/415776

21. N/NE Quadrant Plan Street and Development Character Concept (2012)  
   https://www.portlandoregon.gov/bps/article/501417

**Area Specific – West Quadrant**

22. West Quadrant Reader (2013)  
   https://www.portlandoregon.gov/bps/article/438072

23. West Quadrant Plan Concept Development Workbook (2013)  
   https://www.portlandoregon.gov/bps/article/463034
   Appendix: https://www.portlandoregon.gov/bps/article/435492

   https://www.portlandoregon.gov/bps/article/450996

   https://www.portlandoregon.gov/bps/article/451003

27. West Quadrant Plan Concept Development Outside Feedback Summary (2013)
   https://www.portlandoregon.gov/bps/article/471494

Area Specific – Southeast Quadrant

   https://www.portlandoregon.gov/bps/article/480760

29. OMSI and Clinton Station Area Profiles (2013)
   https://www.portlandoregon.gov/bps/article/451963

30. Rhine and Holgate Station Area Profiles (2013)
    https://www.portlandoregon.gov/bps/article/451964

31. Station Area Charrette Summary Diagrams (2013)
    https://www.portlandoregon.gov/bps/article/465139

32. Inner SE Station Areas Concept Plan (2013)
    https://www.portlandoregon.gov/bps/article/472826

    https://www.portlandoregon.gov/transportation/53032


35. Central Eastside Street Plan (2010)
    https://www.portlandoregon.gov/transportation/article/357101

Additional Documents

    https://www.portlandoregon.gov/bps/article/86273

    https://www.portlandoregon.gov/bps/article/86274
   https://www.portlandoregon.gov/bps/article/120298

   https://www.portlandoregon.gov/bps/article/292730

   https://www.portlandoregon.gov/parks/article/478089


42. Freeway Loop Study: Project Summary Report (2005)
   https://www.portlandoregon.gov/bps/article/319717

   https://www.portlandoregon.gov/bps/article/327979

   https://www.portlandoregon.gov/bps/article/218810

45. Buildable Lands Inventory and Growth Allocation GIS model (adopted 2016)
   https://www.portlandoregon.gov/bps/article/627460

46. City of Portland Economic Opportunities Analysis (adopted 2016)
   https://www.portlandoregon.gov/bps/59297

   https://www.portlandoregon.gov/bps/article/531170
WHAT’S IN THE CENTRAL CITY 2035 PLAN?

Volume 1: Goals and Policies

Volume 2A: Zoning Code and Map Amendments
• Part 1: Central City Plan District
• Part 2: Willamette River and Trails
• Part 3: Environmental and Scenic

Volume 2B: Transportation System Plan Amendments

Volume 3A: Scenic Resources Protection Plan
• Part 1: Summary, Results and Implementation
• Part 2: Scenic Resources Inventory
• Part 3: Economic, Social, Environmental and Energy Analysis

Volume 3B: Willamette River Central Reach Natural Resources Protection Plan

Volume 4: Background Materials

Volume 5A: Implementation - Performance Targets and Action Plans

Volume 5B: Implementation - The Green Loop

Volume 6: Public Involvement