CENTRAL CITY 2035

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SCENIC RESOURCES PROTECTION PLAN

Part 3: Economic, Social, Environmental & Energy Analysis

Re-Adoption Draft

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City of Portland, Oregon

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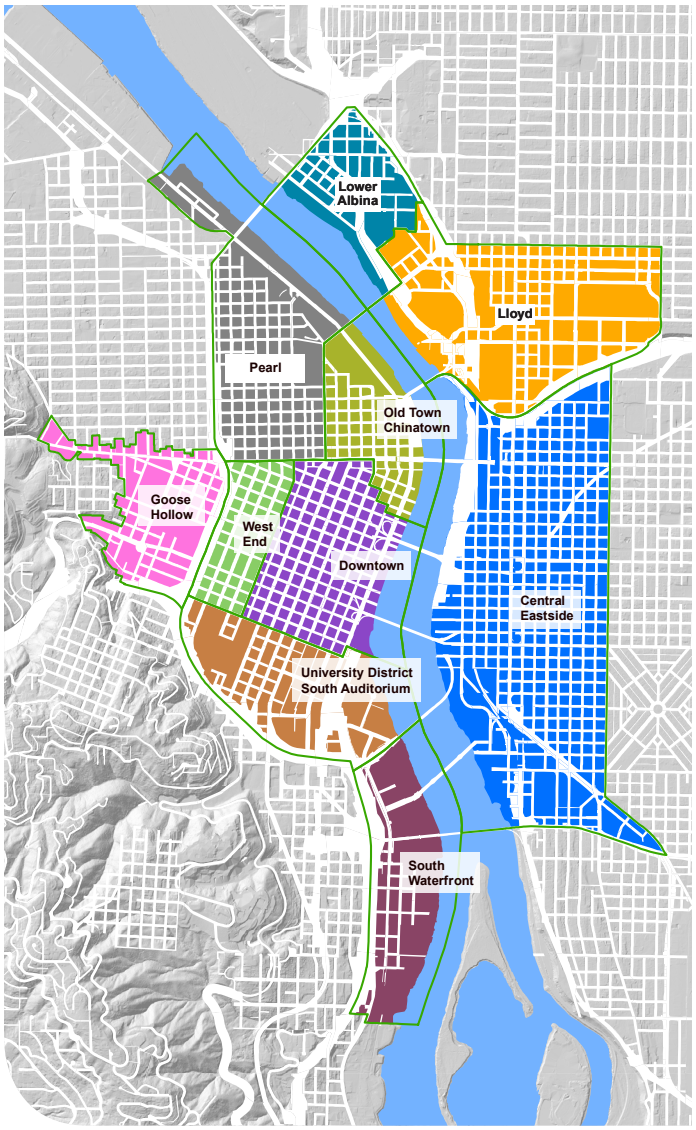

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Chapter 1 – Introduction

The Central City Scenic Resources Economic, Social, Environmental and Energy (ESEE) Analysis is Part 3 of the Central City Scenic Resources Protection Plan (CCSRPP). The ESEE analyzes recommendations for the protection and management of scenic resources within and around the Central City. This ESEE is required by and consistent with Oregon State Land Use Planning Goal five.

The ESEE is divided into six chapters:

Chapter 1: Introduction – The introduction includes a description of the geographic scope, regulatory context, definitions, summary of the inventory results, and determination of significance.

Chapter 2: Conflicting Use Analysis – An initial step of the ESEE analysis is for local governments to identify conflicting land uses that are allowed within resource and impact areas. According to the Goal 5 administrative rule, *a conflicting use* is one that, if allowed, could negatively impact a significant resource. Conflicting uses are described in Chapter 2.

Chapter 3: ESEE Analysis – The analysis provided in Chapter 3 is intended to evaluate the potential economic, social, environmental and energy consequences of allowing, limiting, or prohibiting conflicting uses in areas containing significant scenic resources. Chapter 3 explores the consequences on both the conflicting use and the scenic resources of protecting the resources or not. For example, protecting a view might have positive economic consequences such as supporting tourism, but also have negative economic consequences like reducing employment potential of development within the view corridor. These consequences are described as the qualitative, quantitative and relative costs, benefits, and impacts of the three program choices – allow, limit or prohibit the conflicting use.

Chapter 4: General ESEE Recommendation – The general ESEE recommendation presented in Chapter 4 is intended to balance across the factors described in Chapter 3 in order to optimize the positive, negative and neutral consequences associated with conflicting uses. The purpose of the general ESEE recommendation is to set policy direction for categories of scenic resources. The general ESEE recommendation will be further clarified and refined for viewpoints, view corridors and view streets in Chapters 5 and 6.

Chapter 5: Views and Viewpoints Site-Specific ESEE Decisions – A decision about the level and type of protection is made for each significant view and viewpoint using the results of the general ESEE and evaluation of site-specific ESEE consequences, such as the historic or cultural importance of a view. This chapter also includes a description of tools that should be used to implement the recommendations, including recommendations about zoning code and map updates.

Chapter 6: View Streets Site-Specific ESEE Decisions – For some view streets the general recommendation in Chapter 4 needs to be updated to reflect the site-specific ESEE consequences, such as historic importance of a view, or site conditions, such as the view of the focal feature being off-center. This chapter includes a description of the tools that should be used to implement the site-specific recommendations.

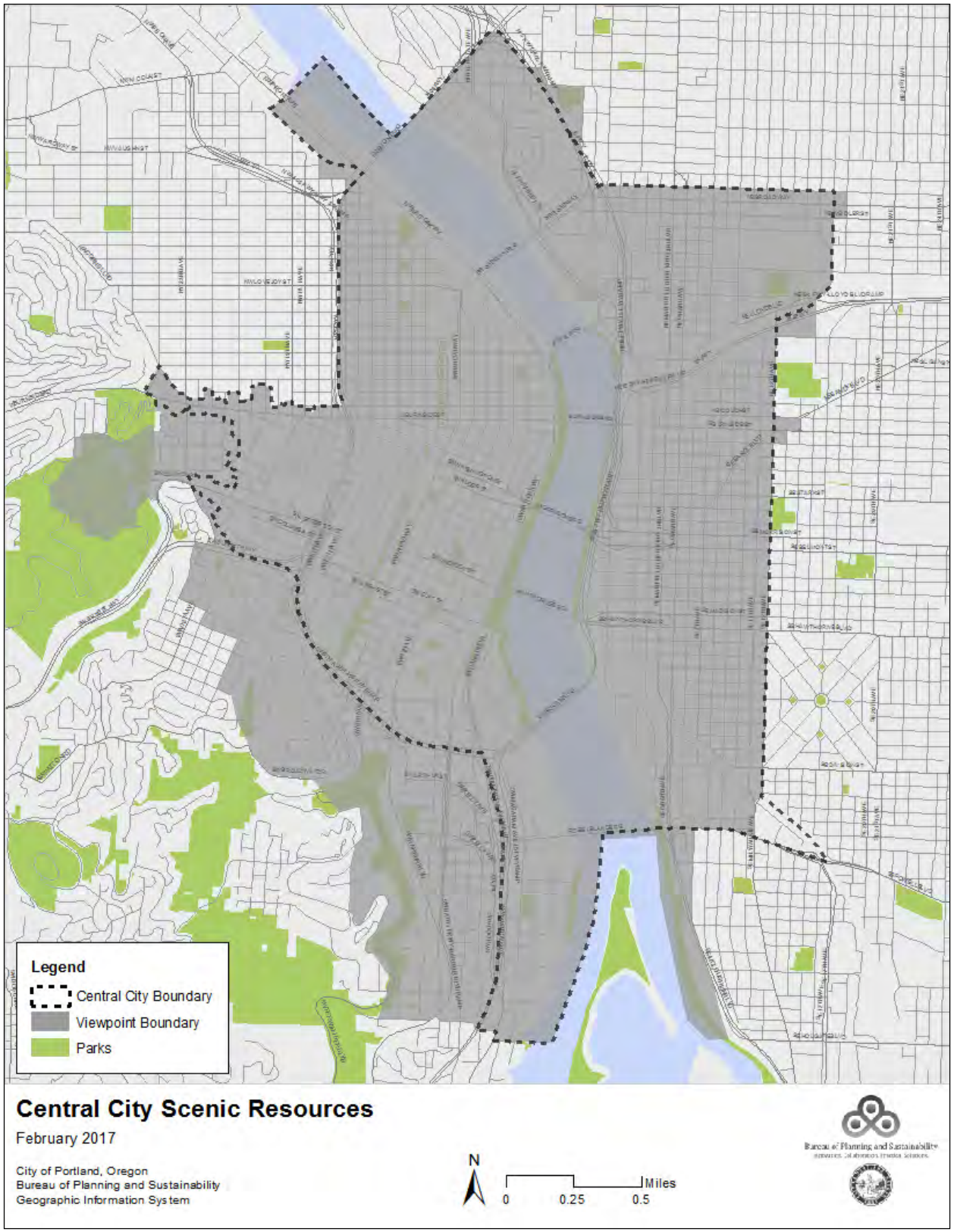
Appendices – There is one appendix to the document that provides a detailed description of the site-specific economic analysis of views and the results of the analysis.

1.a. Geographic Scope

This ESEE analysis is being performed for the scenic resources identified in the Central City Scenic Resources Inventory (CCSRI), which is Part 2 of the CCSRPP. The inventory area includes:

- Views, viewpoints, view streets, scenic corridors, visual focal points and scenic sites located within the CC2035 boundary are part of this inventory update.
- There are also views from viewpoints located outside of the CC2035 boundary. These views are included because development or vegetation within the CC2035 boundary may impact the view.

Map 1 shows the geographic scope of the CCSRI and this ESEE Analysis.



Map 1: Central City ESEE Geographic Scope

The *Terwilliger Parkway Corridor Plan* (1983) identifies Terwilliger Boulevard as a scenic corridor and the *Scenic Resources Protection Plan* (1991) provided protections by applying a scenic "s" overlay to the corridor. This ESEE does not include an update to the Terwilliger Boulevard scenic corridor and it will remain protected by the previous plans and the s overlay. However, views and viewpoints that are located along Terwilliger Parkway and within the geographic scope of this ESEE are being updated by this planning work.

1.b. Regulatory Context

Oregon Statewide Planning Goals

Comprehensive land use planning was mandated by the 1973 Oregon Legislature, primarily in response to population growth pressures on valuable farm and forest lands. Since 1975, cities and counties in Oregon have been required to comply with Statewide Planning goals. Today there are 19 goals that Oregon cities and counties must comply with through adoption and maintenance of local comprehensive plans. Portland adopted its first comprehensive plan in 1980 to satisfy the requirements of the state planning program.

Multiple state planning goals apply to the Central City; however, only those goals most directly related to scenic resources — Goals 5 (Natural Resources, Scenic and Historic Areas, and Open Spaces), 8 (Recreational Needs) and 15 (Willamette River Greenway) — are addressed in this section. Other goals, including Goal 9: Economic Development and Goal 12: Transportation, are addressed in separate planning documents of the CC2035 Plan.

Oregon State Land Use Goal 5, Open Spaces, Scenic and Historic Areas, and Natural Resources, establishes a process in which scenic resources are inventoried and evaluated for significance. If a resource is found to be significant, the local government must evaluate the consequences of three policy choices: protecting the resource, allowing proposed uses that conflict with the resource, or establishing a balance between protecting and allowing uses that conflict with the resource. The ESEE analysis is the process used to evaluate the conflicts. The local government must then adopt a program based on the results of this evaluation.

Oregon State Land Use Goal 15, Willamette Greenway, is intended to protect, conserve, enhance and maintain the natural, scenic, historical, agricultural, economic and recreational qualities of the land along the Willamette River. Goal 15 applies within the Greenway Boundary.

Goal 5 and Goal 15 apply to mutually exclusive geographies. Goal 5 does not apply within the Greenway Boundary and Goal 15 does not apply outside of the Greenway Boundary. The ESEE analysis that is required by Goal 5 is not a required step to comply with Goal 15. However, the city is not precluded from using an ESEE analysis to evaluate the tradeoffs of protecting scenic resources within the Greenway Boundary. The City is choosing to include the scenic resources located in the Goal 5 and Goal 15 areas in this ESEE analysis. This is being done to establish a consistent approach to determining levels of protection and management for the scenic resources across Portland.

The purpose of this ESEE analysis is to update and refine previously adopted scenic resources protection plans for the Central City. The ESEE analysis will evaluate the economic, social, environmental, and energy trade-offs associated with different levels of protection for significant scenic resources in, of and across the Central City. The results of the ESEE analysis will inform the CC2035 Plan and updates to the zoning code or other tools to protect and manage scenic resources. The existing scenic resources protection program relies primarily on established scenic overlay zone maps and height regulations, along with supplemental zoning code provisions called "plan districts" that apply to specific areas of the city. The City of Portland also employs other tools to help protect and conserve significant resources identified in scenic resource inventories, such as design guidelines and vegetation management plans. The results of this ESEE analysis will include decisions that provide the basis for an updated program for the Central City Plan District and areas surrounding the Central City.

The Goal 5 rule (OAR 660-015-0000(5)) requires that the ESEE analysis include the following steps:[1]

1. Determine the impact area. Local governments shall determine an impact area for each resource site. The impact area shall be drawn to include only the area in which allowed uses could adversely affect the identified significant scenic resources. The impact area defines the geographic limits within which to perform ESEE analysis.

2. Identify conflicting uses. Local governments shall identify conflicting uses that exist, or could occur, within significant scenic resource areas. To identify these uses, local governments shall examine land uses allowed outright or conditionally within the zones applied to the resource site and in its impact area. A "conflicting use" is a land use or other activity reasonably and customarily subject to land use regulations, that could adversely affect a significant resource (except as provided in OAR 660-023-0180(1)(b)).

3. Analyze the ESEE consequences. Local governments shall analyze the ESEE consequences that could result from decisions to allow, limit, or prohibit a conflicting use. The analysis may address each of the identified conflicting uses, or it may address a group of similar conflicting uses. The narratives and tables within this analysis include a thorough explanation of the consequences and describe, to the extent there is existing information, primary, secondary and tertiary impacts for the local and regional community. The final ESEE decision will inform land use actions to address scenic resources. However, the City's comprehensive approach provides the community and City decision makers with a better understanding of the broad implications of the options, and may inform decisions that go beyond the ESEE decision.

4. Develop a program. Based on and supported by the analysis of ESEE consequences, local governments shall determine whether to allow, limit, or prohibit identified conflicting uses that could negatively affect significant scenic resources:

(a) A local government may decide that a significant scenic resource is of such importance compared to the conflicting uses and the ESEE consequences of allowing the conflicting uses are so detrimental to the resource that the conflicting uses should be prohibited.

[1] Although Goal 15, Willamette Greenway, does not require these steps to determine levels of protection for scenic resources the City is not precluded from using the same process to evaluate resources located within the Greenway Boundary.

(b) A local government may decide that both the significant scenic resource and the conflicting uses are important compared with each other and, based on the ESEE analysis, the conflicting uses should be allowed in a limited way that protects the resource to a desired extent or requires mitigation of loss of scenic resources.

(c) A local government may decide that the conflicting uses should be allowed fully, notwithstanding the possible impacts on the significant scenic resources. The ESEE analysis must demonstrate that the conflicting use is of sufficient importance relative to the resource and must indicate why measures to protect the resource to some extent should not be provided, as per subsection (b) of this section.

It should be noted that some of the information contained within the ESEE analysis of consequences will not be directly addressed in the ESEE recommendation because the consequences, while real and important, are not directly related to protection of the scenic resources. This does not preclude the CC2035 plan from addressing the consequences outside of the ESEE recommended program.

Oregon State Land Use Goal 8, Recreational Needs, requires jurisdictions to satisfy the recreational needs of citizens. Local jurisdictions are responsible for creating and maintaining recreational areas, facilities and opportunities to meet the current and future needs. Recreational areas, facilities and opportunities are defined to include scenic landscapes, scenic roads and travel ways as well as passive activities, such as sightseeing. Goal 8 applies across Portland and is coincident with both Goal 5 and Goal 15 resources. There is no specified process for protecting Goal 8 resources; however, this ESEE can inform compliance with Goal 8.

<u>City of Portland Comprehensive Plan</u>
Local jurisdictions in Oregon are required to develop and update Comprehensive Plans to demonstrate compliance with the statewide land use planning goals. Portland updated its Comprehensive Plan in 2016. The following Comprehensive Plan goals and policies form the basis for this CCSRPP and future scenic resource protection plans.

Goal 4.A: Context-sensitive design and development
New development is designed to respond to and enhance the distinctive physical, historic, and cultural qualities of its location, while accommodating growth and change.

Policies: Scenic resources
Portland's signature views of Mt Hood and other mountain peaks, bridges, and rivers are important to the city's identity. These views strengthen connections to the local and regional landscape. The policies below encourage the recognition, enhancement, and protection of public views and significant scenic resources, as designated in the Scenic Resources Inventory and Protection Plans.

Policy 4.40 *Scenic resources.* Enhance and celebrate Portland's scenic resources to reinforce local identity, histories, and cultures and contribute toward way-finding throughout the city. Consider views of mountains, hills, buttes, rivers, streams, wetlands, parks, bridges, the Central City skyline, buildings, roads, art, landmarks, or other elements valued for their aesthetic appearance or symbolism.

Policy 4.41 *Scenic resource protection.* Protect and manage designated significant scenic resources by maintaining scenic resource inventories, protection plans, regulations, and other tools.

Policy 4.42 *Vegetation management*. Maintain regulations and other tools for managing vegetation in a manner that preserves or enhances designated significant scenic resources.

Policy 4.43 *Building placement, height, and massing.* Maintain regulations and other tools related to building placement, height, and massing in order to preserve designated significant scenic resources.

Policy 4.44 *Future development.* Encourage new public and private development to create new public viewpoints providing views of Portland's rivers, bridges, surrounding mountains, hills and buttes, the Central City skyline, and other landmark features.

Central City 2035 Plan

The Central City 2035 plan (CC2035) complies with the Comprehensive Plan. The goals and policies in CC2035 nest under the Comprehensive Plan goals and policies and provide more specific guidance for addressing scenic resources within the Central City.

Goal 5.A: The Central City is composed of diverse, high-density subdistricts that feature high-quality spaces and a character that facilitates social interaction and expands activities unique to the Central City.

Goal 5.B: The Central City's public realm is characterized by human-scaled accessible streets, connections, parks, open space, and recreation opportunities that offer a range of different experiences for public interaction.

Policy 5.3 *Scenic Resources.* Protect public views of key landmarks and scenic resources (Vista Bridge, Union Station, Mt Hood, Willamette River bridges) which define the Central City, help with wayfinding, and connect residents, employees and visitors to Portland's varied and unique landscape.

Policy 5.5 *Large site development.* Encourage redevelopment of large sites that includes new compatible uses, green buildings and equity considerations, scenic resource preservation, new pedestrian connections through the site, strong street presence, green infrastructure, and new open space amenities.

Policy 5.11 *Regional corridors and connections.* Promote the presence, character and role of physical and visual corridors such as trails, transit lines, streets and scenic corridors, helping to bridge neighborhoods across physical and psychological barriers.

1.c. Definitions

Scenic resource: A scenic resource is defined as any structure, feature, or element, natural or built, that is valued for its aesthetic appearance. Scenic resources include views, viewpoints, scenic corridors, view streets, visual focal points and scenic sites.

View: A view is an aesthetically pleasing landscape or scene comprised of one or more visual features. A view may be framed, wide angle or panoramic and may include natural and/or manmade structures and activities. A view may be from a stationary viewpoint or be seen as one travels along a roadway, waterway or path. A view may be to a faraway object, such as a mountain, or of a nearby object, such as a bridge. Views are also referred to as view corridors in the plan.

Viewpoint: A viewpoint is a location from which to enjoy a scenic view. A viewpoint may be a generalized location, such as a butte, and include several vantage points where the view may be seen to best advantage, or a single observation point. A viewpoint may be developed with features such as benches, signs and lighting or may simply be a publicly accessible point from which to take in a view.

View street: A view street is a linear scenic resource that is enclosed or bordered on both sides (e.g., by buildings or trees) and leads to a visual focal feature that has an aesthetically pleasing, scenic quality and serves as the terminus of the view. *River Access Ways* are a subset of view streets.

Visual focal point: A visual focal point is a feature or element of the natural or built environment that serves as an aesthetically pleasing or interesting object of a view. Views may have one or more primary visual focal points and one or more secondary or contributing visual focal points.

Scenic site: A scenic site is an area valued for its aesthetic qualities. The area may be made up primarily of natural vegetated cover and water, or include structures and manmade landscaping. Scenic sites may include scenic viewpoints but do not necessarily do so.

Scenic corridor: A scenic corridor is a linear transportation feature, including but not limited to a road, rail, trail or waterway valued for its aesthetic qualities and accessed by car, bike, train, foot, wheelchair or boat. A scenic corridor includes multiple views, viewpoints, visual focal points or scenic sites that may be interspersed with vegetation, built structures or other obstructing features of the surrounding environment. There may be pullouts or designated viewpoints along the travel way where travelers can safely stop to enjoy a particularly nice view. A scenic corridor differs from a view street in that a view street includes a single designated point on the street where looking from that point you can see one or more visual focal features. A scenic corridor is an aesthetically pleasing resource in and of itself.

1.d. Summary of the Central City Scenic Resources Inventory

The first step of the Goal 5 process is inventorying the location, extent, quantity and quality of scenic resources within a project area. The *Central City Scenic Resources Inventory* (CCSRI) is Part 2 of the *Central City Scenic Resources Protection Plan* (CCSRPP) and contains the inventory for the evaluation area. A brief summary of the approach, methodology and inventory site is included as background for this ESEE analysis.

To learn about current best practices for documenting and evaluating scenic resources, staff reviewed case studies of scenic resource conservation methods from a variety of jurisdictions around the nation, Canada, Europe and New Zealand. The case studies provided a broad array of methods and approaches that were relevant and potentially applicable to Portland's inventory and helped staff develop a consistent and objective approach and methodology.

To produce the CCSRI, staff began by mapping scenic resources that were inventoried in previous plans, including the *Terwilliger Parkway Corridor Plan* (1983), *Willamette Greenway Plan* (1987), *Scenic Views, Sites and Drives Inventory* (1989), *Scenic Resource Inventory Map* (1989), *Scenic Resources Protection Plan* (1991), *Central City Plan District* (1992), *South Waterfront Public Views and Visual Permeability Assessment* (2006) and *South Waterfront Plan* (2002). Next, potential new scenic resources were added to the inventory via one of four mechanisms:

1) Central City staff identified potential new scenic resources based on input received from CC2035 advisory committees and public open house events.
2) An inter-bureau technical committee consisting of staff from Bureau of Planning and Sustainability, Portland Parks and Recreation, Bureau of Environmental Services and Bureau of Transportation was formed and identified potential new scenic resources.
3) The public nominated potential new views and viewpoints via an open call for nominations – nominations were accepted through an online survey, email, phone call or written letter.
4) Staff documented potential new scenic resources during field visits while inventorying existing and potential scenic resources.

Staff conducted field visits to each existing and potential new scenic resource. Staff recorded a standard set of information and took a standard set of photographs. All existing and potential public scenic resources were evaluated using consistent approaches and criteria. A slightly different methodology was used to evaluate each type of scenic resource.

Below is a summary of the methodology used to identify and designate each type of scenic resource and the number of scenic resources that are included in the CCSRI. The methodology represents accepted standards/best practices in the scenic resources field.

Views and Viewpoints Inventory Methodology
The CCSRI includes 157 views from 148 viewpoints; some viewpoints have multiple views.

The views were evaluated by experts in the fields of landscape architecture, urban design, or cultural or natural resources. The experts scored the quality and characteristics of the upland and river views separately. This is because research has shown that the presence of water alone is a very strong factor in influencing scenic quality and, thus, river views tend to be rated higher than upland views. This is indeed what the evaluation found: nearly all of the river views were ranked high to medium for scenic quality.

The viewpoints themselves were evaluated by project staff based on three factors:

1) Whether or not the viewpoint included a developed viewing area.
2) The accessibility of the viewpoint.
3) The amount of use the viewpoint likely receives as a viewpoint (as opposed to use in general).

The results of the evaluations were combined:

- Upland views were ranked as Tier I, II or III, with Tier I including the highest ranked upland views and Tier III including the lowest ranked upland views.
- River views were ranked as Group A, B or C, with Group A including the highest ranked river views. It should be noted that, because river views tended to receive higher scores than upland views, Group C River views are still of a high quality although not as high as the Group A and B River views.

Examples of Upland Tier I views include views of Mt Hood from the Washington Park International Rose Test Garden and views of Mt Hood and Mt St Helens from SW Terwilliger Boulevard. Examples of River Group A views include views of the Willamette River and Fremont Bridge from the Broadway Bridge and views of the Willamette River, Hawthorne Bridge and downtown skyline from the Eastbank Esplanade.

Example: Tier I Upland View – Mt Hood from SW Upper Hall Street

Example: Group A River View – Fremont Bridge from Broadway Bridge

Extrapolation

Some views from specific viewpoints were not sent to the experts for evaluation. There are multiple reasons why some views could not be evaluated by the experts:

- The viewpoint was not accessible due to construction, fencing or needing to cross private property to access the viewpoint;
- The view was overgrown with vegetation during the summer when the field visits were performed and the view was reevaluated during the winter (leaf off), after the exert evaluation occurred; or
- The viewpoint was identified by the public after the expert evaluation occurred.

In order to provide a ranking for views that were not evaluated by the experts, the project consultant conducted an extrapolation. To extrapolate the ranking, the project consultant looked at the views that were evaluated by the experts to find common focal features and characteristics of the highest and lowest scored views. The project consultants found that the commonalities among high and low scoring views for both river and upland were strong enough that they could provide a good predictive framework for ranking/grouping additional views.

Commonalities of higher ranked upland views included:

- Great depth of field out to 50 or more miles (20 of 22 highly rated upland views).
- Presence of certain focal features: 20 have skyline, Mt Hood, river and/or bridges prominently featured; bridges and the urban skyline are notable as favored features.
- All but three have natural vegetation in view.
- All are seen from viewpoints at comparatively mid to high elevation.
- Natural, semi-natural or well landscaped areas are in most of the highly rated upland views, often framing the view.
- The foreground is always free of discordance.

Commonalities of higher grouped river views included:

- Depth of field at least to middle ground distances (5 miles).
- Presence of upland terrain features, such as the West Hills or Cascades as a backdrop or a focal feature.
- Presence of one or more strong focal features, such as urban skyline, bridges, Mt Hood, and/or the West Hills.
- Presence of natural or semi-natural vegetation.
- Wide angle or panoramic views.
- Higher elevation viewpoints.

Common characteristics of low-rated views, both upland and river views, were the absence of the above commonalities. Nearly every low ranked/grouped view:

- Lacked depth of field.
- Was from a low vantage point.
- Did not have a clear focal point (or if it had one it was well off to the side).
- Had little or no natural vegetation.
- Had discordant features in the foreground, such as fencing, roads, utility lines, plain looking concrete piers, or construction debris.

Views were assigned a ranked based on the commonalities with the highest and lowest scored views. In other words, if a view shared most of the commonalities with views the experts ranked high, then that view also ranked high. Some views that didn't match well with either the highest or lowest ranked views and therefore were assigned a Tier II or Group B rank – a middle ranking.

View Streets Inventory Methodology

The CCSRI includes 27 view streets. Examples of view streets include a view of Salmon Street Springs looking down SW Salmon Street from SW 4th Avenue or a view of Union Station looking north on NW 6th Avenue starting at W Burnside Street.

Staff performed field visits at all view streets included in past scenic resource inventories as well as many other potential view streets in the Central City. Staff assessed each potential view street to determine if it met the criteria for inclusion:

- The view ends in a focal point or element that serves as the terminus of the view;
- The focal terminus is a park, river, mountain, butte, hill, bridge, skyline, art, sculpture, fountain or landmark;
- The focal terminus can clearly and easily be seen from a distance of at least two (2) blocks;
- The focal terminus can be seen from a crosswalk at the center of the street and/or a sidewalk facing towards the terminus; and
- For river access ways, the view street must terminate at or within the Willamette Greenway boundary and provide a visual and physical connection to the Willamette River.

All streets that met the criteria were further evaluated based on the prominence of the focal terminus, uniqueness of the street, flow of traffic and for river access ways, visual or physical connection to the Willamette River. Those streets that had a prominent and unique focal terminus, where the traffic flow was in the direction of the terminus, and for river access ways, the Willamette River or a public park adjacent to the river was visible were included as a view street in the inventory.

Example: View Street – NW 6th Avenue from W Burnside Street to Union Clock Tower

Scenic Corridors Inventory Methodology
The CCSRI includes six scenic corridors: North Park Blocks, South Park Blocks, Greenway Trail (west), Greenway Trail (east), Portland Aerial Tram and Willamette River.

A scenic corridor is a linear transportation feature including, but not limited to, a road, rail, trail or waterway valued for its aesthetic qualities and accessed by car, bike, train, foot, wheelchair or boat. Staff identified potential scenic corridors based on past scenic resource inventories and field visits. Staff assessed each potential scenic corridor to determine if it met the criteria for inclusion:

- The corridor is publically owned and accessible to the general public;
- The corridor is at least 0.5 mile in length within the Central City (it may extend beyond the Central City boundaries);
- There is a combination of three or more of the following previously-documented scenic resources located along the corridor:
    1. Developed viewpoints,
    2. Visual focal points that are located immediately adjacent to the corridor, or
    3. Scenic sites that are located immediately adjacent to the corridor; and
- There is at least one previously-documented scenic viewpoint that is developed with features that allow travelers to move out of traffic to enjoy the view.

All corridors that met the criteria were further evaluated based on quality, uniqueness and predominance. Corridors that include a predominance of visual features (e.g., landscaping, open water, historic buildings) and views and features that are unique to the neighborhood or area of Portland were included as a scenic corridor in the inventory.

Example: Scenic Corridor – Willamette Greenway Trail

Visual Focal Points Inventory Methodology
The CCSRI includes 25 visual focal points. Examples of visual focal points include the Chinatown Gate, Mt Hood, the Fremont Bridge and the White Stag sign.

A visual focal point is a feature or element of the natural or built environment that serves as an aesthetically pleasing or interesting object of a view. Staff assessed potential focal points from past scenic resource inventories and those identified during field visits for inclusion in the inventory based on the following criteria:

- The focal point may be a built feature or a natural feature;
- The focal point must be located within the Central City (Note: major mountains that are visible from within the Central City (Mt Hood, Mt Adams, Mt St Helens) were also included);
- The focal point must be publically owned or, in the case of a natural element, such a mountain, the element must be protected;
- The focal point can clearly and easily be seen from a publicly accessible location and from a distance of at least two (2) blocks; and
- The focal point can be seen from a location associated with a viewpoint, view street, scenic site, or scenic corridor that is included in this inventory.

All focal points that met the criteria were included in the inventory.

Example: Visual Focal Point – Mt St Helens

Scenic Sites Inventory Methodology
The CCSRI includes five scenic sites: North Park Blocks, South Park Blocks, Lan Su Chinese Garden, Japanese American Historical Plaza and Mark O. Hatfield U.S. Courthouse 8th floor rooftop terrace.

A scenic site is a single geographic destination that is valued for its aesthetic qualities and provides or relates to a pleasing or beautiful view of natural or built scenery. Staff performed field visits at all scenic sites included in past scenic resource inventories as well as other potential scenic sites in the Central City. Staff assessed each potential scenic site to determine if it met the criteria for inclusion:

- The site must be located on public property, within a right-of-way or on property that is accessible to the general public.
- The site must serve as a destination for the public to enjoy unique and high quality scenery, natural or manmade.
- The site must contain an assortment of dominant elements that either:
    1. Relate to the surrounding scenery by providing multiple views and viewpoints; or
    2. Provide within the site scenery such as a mix of visual focal features, natural or landscaped vegetation, unique architecture or art and sculptures.
- The site must lead the viewer to expect more if her/his vantage point is changed; there is a sense of diversity and mystery that leads the viewer to move around the site to view different aesthetic elements; and
- The site must be located within the Central City.

All sites that met the criteria were included as a scenic site in the inventory.

Example: Scenic Site – Japanese American Historical Plaza

1.e. Determination of Significance

To comply with the Oregon Statewide Planning Goal 5 rule, local jurisdictions must assess inventoried scenic resources to determine if the resources are "significant" based on location and relative quantity and quality. Resources that have been deemed significant must then be evaluated to determine if and how those resources should be protected by the local jurisdiction.

The determination of significance is made based on the scenic resources type, as follows (Map 2):

Views and Viewpoints Determination of Significance
The views and viewpoints in the inventory were divided into upland views and river views. Upland views may include the Willamette River, but the river is not the dominant feature of the view, whereas, in river views, the Willamette River is *the* dominant feature. A group of experts scored the views based on criteria related to quality and uniqueness. Staff scored the viewpoints based on accessibility, use, and whether or not it was developed as a viewpoint. The scores were combined and each view/viewpoint was assigned a rank: Tier I-III for upland views and Group A-C for river views.

Upland views that possess multiple of the following characteristic are determined to be significant:

- Great depth of field out to 50 or more miles (20 of 22 highly rated upland views).
- Presence of certain focal features: 20 have skyline, Mt Hood, river and/or bridges prominently featured; bridges and the urban skyline are notable as favored features.
- All but three have natural vegetation in view.
- All are seen from viewpoints at comparatively mid to high elevation.
- Natural, semi-natural or well landscaped areas are in most of the highly rated upland views, often framing the view.
- The foreground is always free of discordance.

Significant upland views include those ranked Tier I and Tier II. Tier I views typically possess more of the listed characteristics than Tier II views, but overall these characteristics when taken together create significant upland views in the Central City.

Tier III views are determined to not be significant and are not carried forward in the ESEE Analysis. Tier III views lack commonalities with Tier I and II views. Tier III views generally do not have a clear focal point, have little natural vegetation, lack depth of field, have many discordant features blocking the view and/or are from a low vantage point. There are 15 Tier III views documented in the Central City Scenic Resources Inventory.

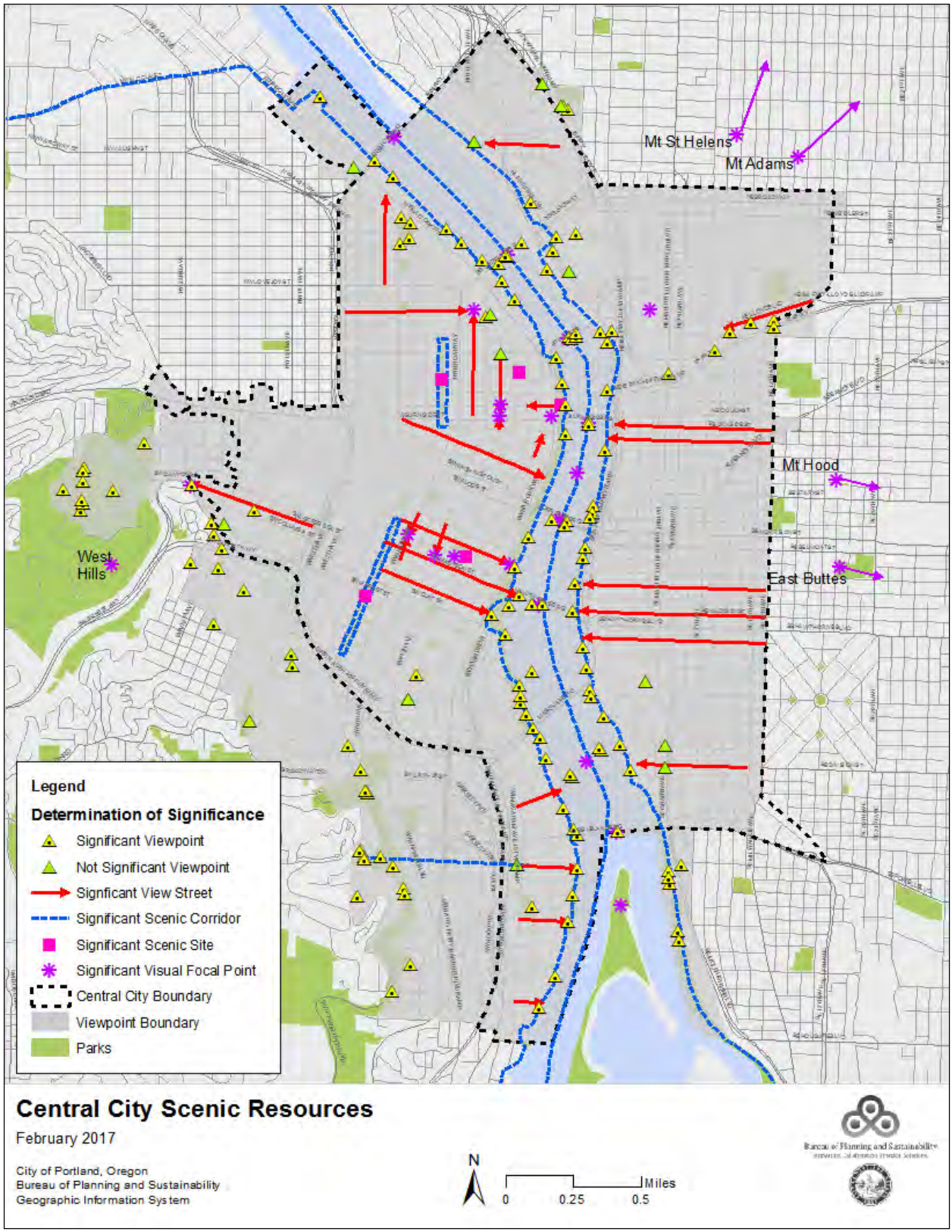
River Views: All views where the Willamette River is the dominant focal feature received a relatively high score by the experts. This is consistent with other studies of scenic resources – views that include a dominant natural water feature are typically preferred over views without a dominant natural water feature. Therefore, all river views, Group A-C, are determined to be significant.

View Streets Determination of Significance
The criteria for inclusion of a street in the scenic resources inventory as a *view street* resulted in many previously identified view streets in the Central City being retired. The remaining view streets all end in a unique and prominent focal terminus that can clearly be seen at a distance of two block from the center of the street/crosswalk or sidewalk. All view streets are determined to be significant.

Scenic Corridors Determination of Significance
There are six scenic corridors identified in the inventory. All six corridors are transportation corridors at least 0.5 miles in length within the Central City and have multiple unique and dominant visual features that contribute to the scenic quality of the corridor. Also included is the Willamette River, which is designated as an Oregon Scenic Waterway. All scenic corridors are determined to be significant.

Visual Focal Points Determination of Significance
All of the visual focal points are identified as a dominant focal feature of a view, view street or scenic corridor. These visual focal points include Willamette River bridges within the Central Reach, prominent nearby mountains and numerous Central City landmarks. These focal points are identified as important aspects of other scenic resources (e.g., a primary focal features of a view) and therefore are determined to be significant.

Scenic Sites Determination of Significance
There are five scenic sites in the Central City. Scenic sites are a destination for the public to enjoy unique and high quality scenery (natural or manmade) and contain a collection of dominant visual elements. All scenic sites are determined to be significant.



Map 2: Significant and Not Significant Scenic Resources

Chapter 2 – Conflicting Use Analysis

2.a. Introduction

The initial step of the ESEE analysis is for local governments to identify conflicting land uses that are allowed within resource and impact areas. According to the Goal 5 administrative rule: *a conflicting use* is one that, if allowed, could negatively impact a significant resource. Conflicting uses are identified for the resource and within the impact area of the resource. This section identifies the impact area and conflicting uses.

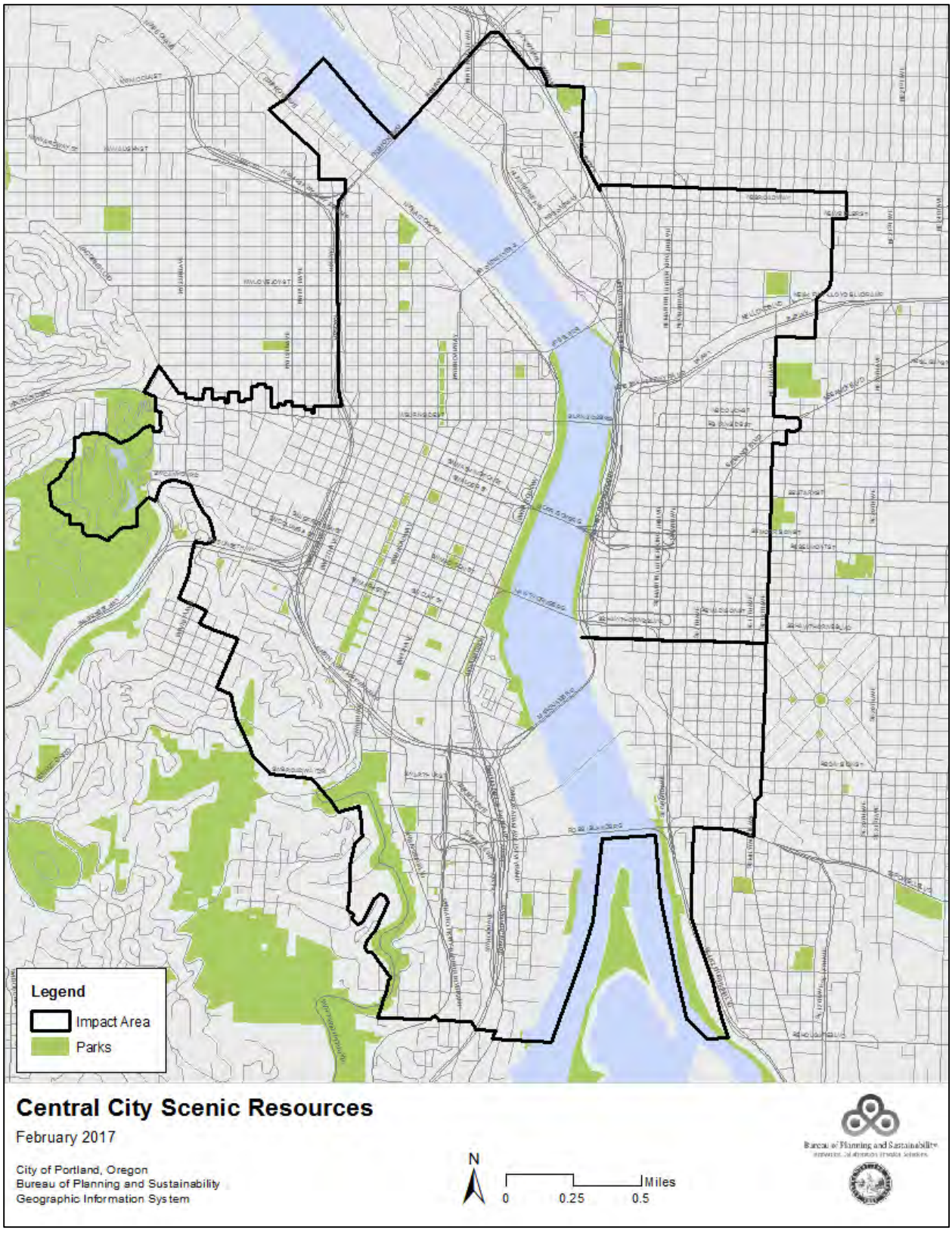
Impact Area

An impact area is the area surrounding scenic resources that may impact the quality, value, function or extent of those resources. Per the Goal 5 rule:

> *Local governments shall determine an impact area for each significant resource site. The impact area shall be drawn to include only the area in which allowed uses could adversely affect the identified resource. The impact area defines the geographic limits within which to conduct an ESEE analysis for the identified significant resource [OAR 660-23-040 (3)].*

For the purposes of the Central City, the impact area includes all lands located within the geographic scope of this analysis (Map 3).

The Goal 5 rule requires that the impact areas be considered along with the inventoried resources when conducting the ESEE analysis. Impact areas are considered extensions of the resources themselves and are therefore not addressed separately in the analysis of potential consequences.



Map 3: Impact Area

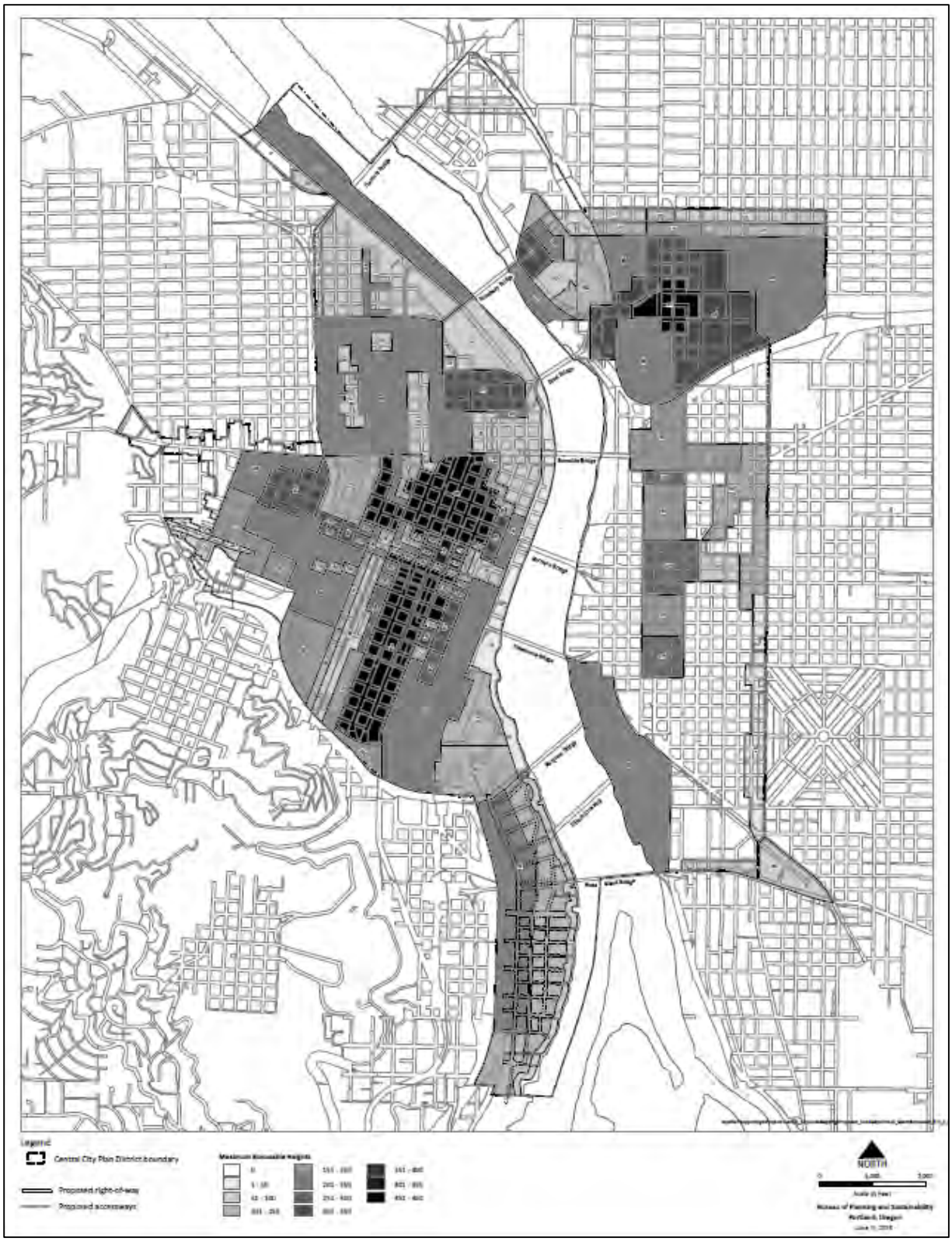
2b. Conflicting Use Analysis

To identify potential conflicts, the Goal 5 rule directs local governments to examine the uses allowed, outright or conditionally, within broad zoning categories (e.g., industrial, open space). For scenic resources it is not the general type of use, such as commercial, residential or open space, that conflicts with the resources. Rather it is the height, mass, extent and location of structures and vegetation that can conflict with the resource. The general conflicting uses are described below as they relate to scenic resources. All of these conflicting uses are allowed to some extent in every base zone within the impact area. Chapter 5 provides a detailed description of the specific conflicting uses associated with each scenic resource.

Building Height and Mass

Allowed buildable height limits (hereafter called "base heights") and floor-to-area (FAR) were established through previous planning efforts and are set in zoning code maps 510-2 and 510-3 (Map 4a-4c includes the existing base heights). These base heights and FAR cover most of the Central City. However, some areas do not have a base height set and rely on the base zone. In order to understand how heights may conflict with views, assumptions were made and heights assigned in the following geographies:

1. Central Eastside: The portions of the Central Eastside zoned IG1 do not have base heights. The type of development in the district on IG1 sites is not the same as industrial development in the rest of Portland. The sites are smaller and the industrial uses allow for buildings to have more than one story. For this analysis, it is assumed that the typical industrial building in the Central Eastside will not exceed 90 feet. This is based on 4:1 FAR and 80% lot coverage. The following are exceptions to that assumption:
    a. In the geography known as the *Southern Triangle* there are larger "super" blocks and it would be possible to reconfigure these sites to have tall towers on portions of the site. The Southern Triangle is bound by the railroad to the north and east, SE Powell Boulevard to the south and the Willamette River to the west. A base height of 200 feet is applied to the Southern Triangle. A custom typology is also used (see Appendix A).
    b. There are three blocks bound by SE Taylor Street to the north, SE Madison Street to the south, SE Water Avenue to the east, and the Willamette River Greenway to the west, which are owned by the Portland Development Commission and are referred to as the *ODOT Blocks* (because portions of the blocks are in the Interstate 5 right-of-way and managed by OR Department of Transportation). These blocks are larger than the typical blocks in the Central Eastside and may have taller buildings. A base height of 175 feet is applied to the ODOT Blocks. A custom typology is also used (see Appendix A).
2. Lower Albina**:** Most of Lower Albina is zoned for industrial uses and does not have base heights, except where there are previously protected view corridors. Staff chose to use the tallest industrial structures in the subdistrict, the grain elevators, to set a base height of 150 feet across the district.
3. Open Space: Land zoned open space cannot be developed with tall buildings. Although some structures could be built, the modeling assumes a base height limit of zero feet for OS zoned land in the Central City.



Map 4: Base Heights (2015)

Depending on the location of buildings in relation to the viewpoint and focal features of a scenic resource, in terms of both distance between the building and the viewpoint or focal features as well as the difference in elevation, building height and mass can have the following negative impacts on the resource:

1. Blocking or partially blocking the focal feature(s). A scenic resource can be eliminated if a building, due to height or mass, completely blocks the focal feature(s) as seen from a designated viewpoint or vantage (e.g., intersection of a view street). Partially blocking the focal feature(s) can reduce the quality, value or extent of the scenic resource. Below are images that show how building height and mass can conflict with a scenic resource.

Example: Building blocking resource

Example: Building partially blocking resource

2. Substantially reduce the air space around the focal feature(s). When the air space around a focal feature is significantly reduced or eliminated, the focal feature becomes less prominent and the quality and extent of the scenic resource is diminished. Below are images that show how air space relates to the quality of a scenic resource.

Example: Scenic resource with air space

Example: Scenic resource without air space

3. Design of a building may substantially detract from the scenic resource. A building could impact a scenic resource if the building design detracts from or overpowers the scenic resource. In contrast, a building could be designed to contribute to the scenic quality of a view, adding interest and intrigue to the city skyline without detracting from a focal feature of the view. Below are examples.

Buildings, once constructed, tend to remain for decades and are often considered permanent. Therefore, once a building blocks or partially blocks a scenic resource, the scenic resource is gone and unlikely to be re-established.

Rooftop Structures

Large buildings in the Central City may have different types of rooftop structures that can conflict with scenic resources. Housing for mechanical equipment or elevators, cell towers, solar panels or architectural features are just some examples of structures that are frequently located on top of buildings and can partially block scenic resources. The existing regulations in the Central City allow projections above building height limits.

Some rooftop structures, like housing for mechanical equipment or elevators, are typically as permanent as the building itself and unlikely to be removed until the building is redeveloped. Other rooftop structures, such as cell towers, may be less permanent and could be removed, replaced or relocated to be less obstructive to the scenic resource.

Example: Rooftop projection impeding the view of a scenic resource

Vegetation

In most situations vegetation itself is part of the scenic resource. Vegetation creates a foreground, background or can frame focal features. Views that include natural vegetation are generally valued more than views without natural vegetation. Vegetation can also be used to create mystery and surprise by strategically revealing views of particular focal features. Clearing of vegetation that is itself a focal feature or is contributing feature of the scenic resource would reduce the quality and extent of the scenic resource. Conversely, vegetation can also become a conflicting use. Trees or shrubs, when located in front of a focal feature, can grow to block or partially block the focal feature.

Whether or not vegetation is a conflicting use depends greatly on the topography of the land surrounding the viewpoint or vantage and the species of tree. For example, a tall deciduous tree may block a view during the leaf-on (summer) season; however, the view may open up during leaf-off (winter) season. Conversely, once an evergreen tree grows tall or wide enough to block a view, that view will remain blocked year round.

The images below show the same view during leaf-on and leaf-off season.

Example: Leaf-on

Example: Leaf-off

Increasingly ecoroofs are being utilized to manage stormwater, reduce building heating and cooling costs, and reduce heat island impacts of reflective surfaces. Typically ecoroofs are planted with groundcover vegetation like sedums. However, some ecoroofs incorporate larger structure vegetation and trees. Depending on the location and height of the building in relation to the viewpoint or vantage point, ecoroof vegetation could conflict with the scenic resource.

Above-ground Utilities

Above-ground utilities, such as power lines, stop lights and street car wires, conflict with a scenic resource when they partially block or distract from a view of the focal feature(s). The images below shows how utilities can reduce the quality or extent of an otherwise high quality scenic resource. In some situations utilities can be relocated to reduce conflicts with the scenic resource.

Example: Discordant wires and stop lights

Sky Bridges

In an urban area sky bridges are sometimes used to facilitate above-ground pedestrian movement between buildings. Sky bridges can block or partially block a focal feature or detract from the scenic quality of a view.

Construction Activities

Many practices associated with construction can affect the quality or extent of a scenic resource. Some construction activities can completely or partially block focal features of a view on a temporary basis. For example, construction fencing may visually interfere with a view or the presence of large cranes, which are used in construction of buildings in the Central City, can detract from the scenic quality of a view.

Example: Greenway Trail construction fencing

Other construction activities may not physically block or visually detract from a scenic resource but may still negatively impact the resource. For example, the noise and vibration resulting from construction can create an unpleasant environment that detracts from the scenic resource.

Air Pollution

In summers in Portland air pollution from urban uses creates a haze that can block views of focal features, particularly views of the surrounding mountains. Air pollution can also arise from a single point source, such as a smokestack. This type of air pollution can interfere with a view by blocking a focal feature or simply detracting from the scenic quality of the view. In addition, if the source of the air pollution is located near the viewpoint, it may detract from the viewing experience if it becomes uncomfortable to breathe in that location or if there is an accompanying unpleasant odor.

The pictures below show an example of the same view of Mt Hood from Governor Tom McCall Waterfront Park with and without haze blocking the view.

Example: Haze

Example: Clear

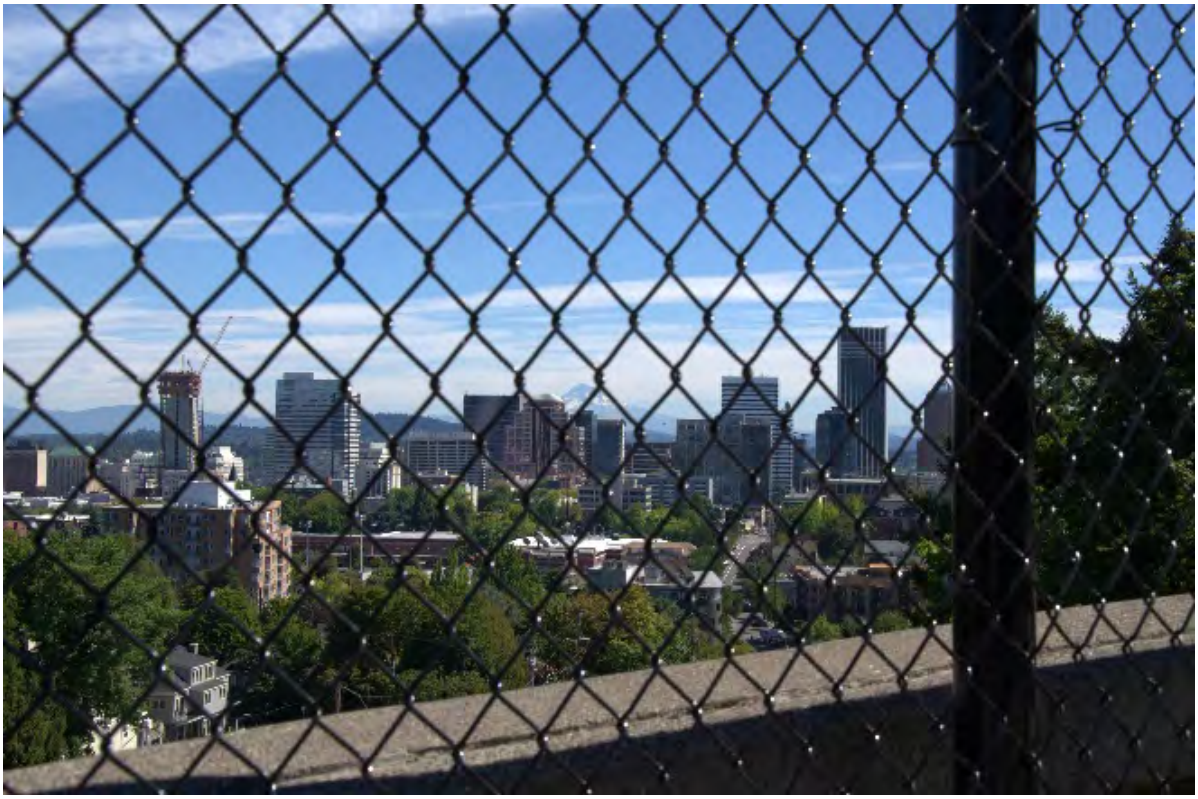
Aircrafts

The presence of an air travel path across a view can impact the quality of the view. For example, in certain views of Mt St Helens, one can see planes take-off or land at Portland International Airport. This can add interest to the view if there is sufficient distance between the viewpoint and focal feature such that the plane does not outcompete the focal feature. The aircraft flight pattern also does not diminish the view greatly if the frequency of the aircrafts crossing the view doesn't cause a constant disruption.

In other situations, aircraft can diminish the quality of the view or detract from the focal feature(s) due to the proximity or frequency of aircraft flow across the view. This may become a concern as drones become more common. If a designated drone flightpath is located in the Central City between a viewpoint and a focal feature, a steady flow of drones could disrupt the continuity of the view and detract from the scenic quality.

Fencing

There are a wide variety of reasons that fencing is used in the Central City. A construction site may be fenced off to keep trespassers out, the sidewalk along an overpass may have a fenced railing, or a bridge might have security fencing for safety. Fences can conflict with the scenic resource by obscuring the view or detracting from the focal features.



Example: Security fencing on the Vista Bridge

Other impacts: noise, odors, litter, etc.

Human activities that create noise, unpleasant smells and litter can reduce the quality of a scenic resource. While these activities are not necessarily associated with any particular use, deliberate management may be necessary to reduce the conflicts between noise, odor or litter and the scenic resource.

Example: Garbage/recycling cans adjacent to a developed viewpoint

Chapter 3 – ESEE Analysis

3.a. Introduction

The ESEE analysis is intended to evaluate the potential economic, social, environmental and energy consequences of allowing, limiting, or prohibiting conflicting uses in areas containing significant scenic resources. Significant scenic resources are identified and mapped in the *Central City Scenic Resources Inventory* (2016). The *conflicting uses* are identified in Chapter 2 of this ESEE. Conflicting uses are the uses that if allowed could negatively impact a significant resource.

Chapter 3 explores the consequences on both the conflicting use and the scenic resources of protecting the resources or not. These consequences are described as the qualitative, quantitative and relative costs, benefits, and impacts of the three program choices – allow, limit or prohibit the conflicting use. For example, a view of Mt Hood from Washington Park has positive economic impacts including bringing tourism to the city but if protecting that view requires buildings in downtown to be limited then there is a negative impact on development and employment.

Chapter 3 includes the following topics. There is overlap between each topic. For example, there are economic and social consequences of protecting a scenic resource as it relates to employment.

3.c. Economic Analysis. This section examines the economic consequences of allowing, limiting or prohibiting conflicting uses for the Central City scenic resources. The economic consequences addressed are: economic development in the Central City, employment, property values and rents, tourism, economic value of trees, wayfinding and scarcity.

3.d. Social Analysis. This section examines the social consequences of allowing, limiting or prohibiting conflicting uses in the Central City. The social consequences addressed are: employment, density of development, crime and safety, public health, Portland's imageability, historic and cultural importance, neighborhood identity, sense of place, wayfinding and recreation.

3.e. Environmental Analysis. This section examines the environmental consequences of allowing, limiting or prohibiting conflicting uses in the Central City. The social consequences addressed are: efficiencies due to location, heat island, air quality, water quality, fish and wildlife habitat, climate change and vegetation.

3.f. Energy Analysis. This section examines the energy consequences of allowing, limiting or prohibiting conflicting uses in the Central City. The social consequences addressed are: efficiency due to location, construction and building materials, on-site energy consumption and heating and cooling.

This chapter does not include a recommendation based on each of the topic areas – economic, social, environmental or energy. There are positive and negative consequences of any choice to protect a scenic resource. Chapter 4 uses this analysis to produce a general recommendation for each type of scenic resource. The recommendations attempt to balance the positive and negative consequences across the whole Central City.

3.b. Definitions

The terms allow, limit and prohibit are terms defined by Oregon Statewide Planning Goal 5.

Allow a conflicting use – "a local government may decide that a conflicting use should be allowed fully, notwithstanding the possible impacts on the [inventory] site." The Goal 5 rule also requires that the ESEE analysis "demonstrate that the conflicting uses is of sufficient importance relative to the [inventory] site, and must indicate why measures to protect the resource to some extent should not be provided." [660-23-040(5)(a)]

Limit a conflicting use – "a local government may decide that both the [inventory] site and the conflicting uses are important compared to each other and, based on the ESEE analysis, the conflicting use should be allowed in a limited way that protects the [inventory] site to a desired extent." [660-23-040(5)(b)]. A program to limit conflicting uses can be designed to allow some level of development or other conflicting use with certain restrictions to protect the scenic resources. The levels of limitation on conflicting uses can vary by resource and by conflicting use.

Prohibit conflicting uses – A decision to prohibit conflicting uses would provide significant scenic resources the highest level of protection. Per Goal 5, "a local government may decide that a significant [inventory] site is of such importance compared to the conflicting uses, and the ESEE consequences of allowing the conflicting uses are so detrimental to the resource, that the conflicting uses should be prohibited." [660-23-040(5)(c)] Some development may be allowed with a prohibit decision if all economic use of a property would be prevented through full protection.

3.c. Economic Analysis

This section examines the economic consequences of allowing, limiting or prohibiting conflicting uses for the Central City scenic resources. The economic consequences are expressed as the qualitative, quantitative and relative costs, benefits, and impacts of the three program choices – allow, limit or prohibit the conflicting use. This portion of the ESEE analysis relies on current information.

3.c.1. Economic Consequence for the Conflicting Uses

This subsection outlines the potential economic impacts on conflicting uses of protecting scenic resources. The economic factors considered in this analysis include the positive or negative impacts on economic development, employment, economic competitiveness of the Central City, property values and rents, tourism, and the economic value of trees. The next subsection will outline the potential economic impacts on the scenic resources.

Economic Development in the Central City
The Central City is the economic center of Portland and a hub for the regional economy. The Central City is home to professional service industries that support the entire Metro region, as well as a growing number of colleges and universities. The Central City has maintained a manufacturing base and hosts a number of emerging business sectors that diversify the economy, support regional prosperity and increase Portland's exposure on the global stage. To keep the Central City the economic center of the region, there is a need to support the growth of office based industries, entrepreneurship and business innovation, small and start-up firms, educational institutions and industrial and employment districts.

The *Economic Opportunity Analysis* (June 2016) provides information about the recent history and trends of economic development and employment in the Central City. In 2013, there were 393,742 jobs in Portland, the equivalent of 38% of the 1.02 million employment base of the Portland-Metro Service Area. In 2010, Central City commercial areas (not including Central Eastside or Lower Albina districts) accounted for 28% of the city's employment base. In addition, the Central City has supported 28 newly constructed four-plus story buildings over the past 20 years and the renovation of an additional 43 buildings.

During the 2000-2008 time period, the Central City had a relatively slow overall job growth rate (0.3%). Employment declined somewhat in the Downtown and South Waterfront Districts while increasing in the River and Lloyd Districts in this time period. In industrial areas, employment declined outside of the Central City in the Harbor and Airport Districts but increased within the Central City in the Central Eastside and Lower Albina Districts. Industrial employment overall helped buffer the effects of the recession here in Portland and maintained middle-wage jobs.

In recent years, Central City office space has experienced a resurgence of leasing activity. Some tenants have been drawn back in from the suburbs by the vitality and transit accessibility of the urban core as well as attracting companies from across the United States. Portland is attracting a variety of office-based and professional services, which has led the Central City to be one of the most competitive office markets in the country.[1] The Central City has benefited from the synergy of providing options for housing and work in close proximity.

[1] http://www.oregonlive.com/business/index.ssf/2014/04/portland_maintains_nations_low.html

The trends of office-related jobs in the Central City between 2000 and 2008 are noted as follows:

- Within Portland's Central Business District (CBD), which includes South Waterfront, service sector employment increased by more than 1,700 jobs, with another 635 jobs in education and health services. These gains were not adequate to offset a net CBD job loss of nearly 3,100 jobs during this time period.
- The River District experienced a net gain of more than 2,500 jobs from 2000-2008, with office-related job gains concentrated in services (+1,500), information and design (+825), and education and health (+590) – offset in part by net loss of industrial employment with legacy manufacturing and transportation, warehousing and wholesale firms. Strong growth of non-office employment (+2,000) is also noted for Pearl District activity in retail, arts and accommodations (including dining).
- The Lloyd District also realized a substantial reported net job gain (up by more than 2,000). This was led by gains in office-related service sector jobs (+2,700), partially offset by some loss of industrial job base.
- Goose Hollow reported nominal employment growth in construction sector with job losses in nearly every other industry sector, for a total employment decrease of 1,100 jobs.

Central City's districts differ not only in terms of recent employment gain or loss, but also with regard to the mix (or distribution) of employment:

- Approximately 46% of CBD employment is comprised of service businesses (ranging from professional to financial services), with 17-18% each in sectors of information and design and retail, arts and accommodations and 12% in the public sector. Together, these functions account for 92% of CBD employment.
- River District employment is relatively diverse, with retail, arts and accommodations accounting for 27% of employment, followed by services (at 21%), then information and design (16%), and with a still significant (15%) portion in transportation, warehousing and wholesaling activity.
- Services and retail (including arts and entertainment) account for about 70% of the Lloyd District employment.
- Central City incubator districts have an increasingly diverse mix of employment activity. Industrial accounts for 44% of Central Eastside employment, with strong added components of retail and service activities (at 17% each). In Lower Albina, industrial use accounts for a lesser 33% of district employment; education and health accounts for nearly half (at 46%).
- Retail represents the largest employment sector (at 30-44% of job base) for Goose Hollow.

Multnomah County's long-term linear job growth pattern predicts 184,000 new jobs countywide will be added between 2010 and 2035. The projections for 2035 include 45,000 additional jobs in the Central City, one third of the total jobs projected for the City of Portland.[2] The categories of employment in the Central City are very diverse and include industries including: software and technology; professional services such as design and architecture, finance, insurance, food services, education and medical; warehousing and distribution; and manufacturing. (See Figure 1.)

[2] https://www.portlandoregon.gov/bps/59297

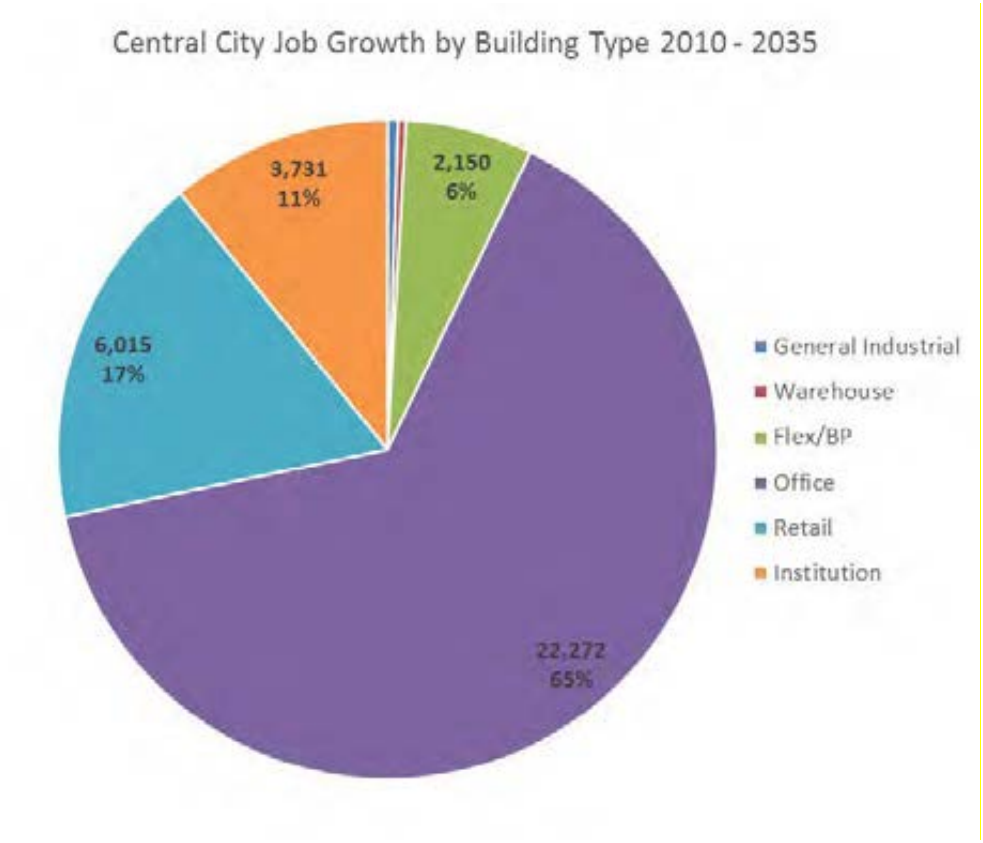
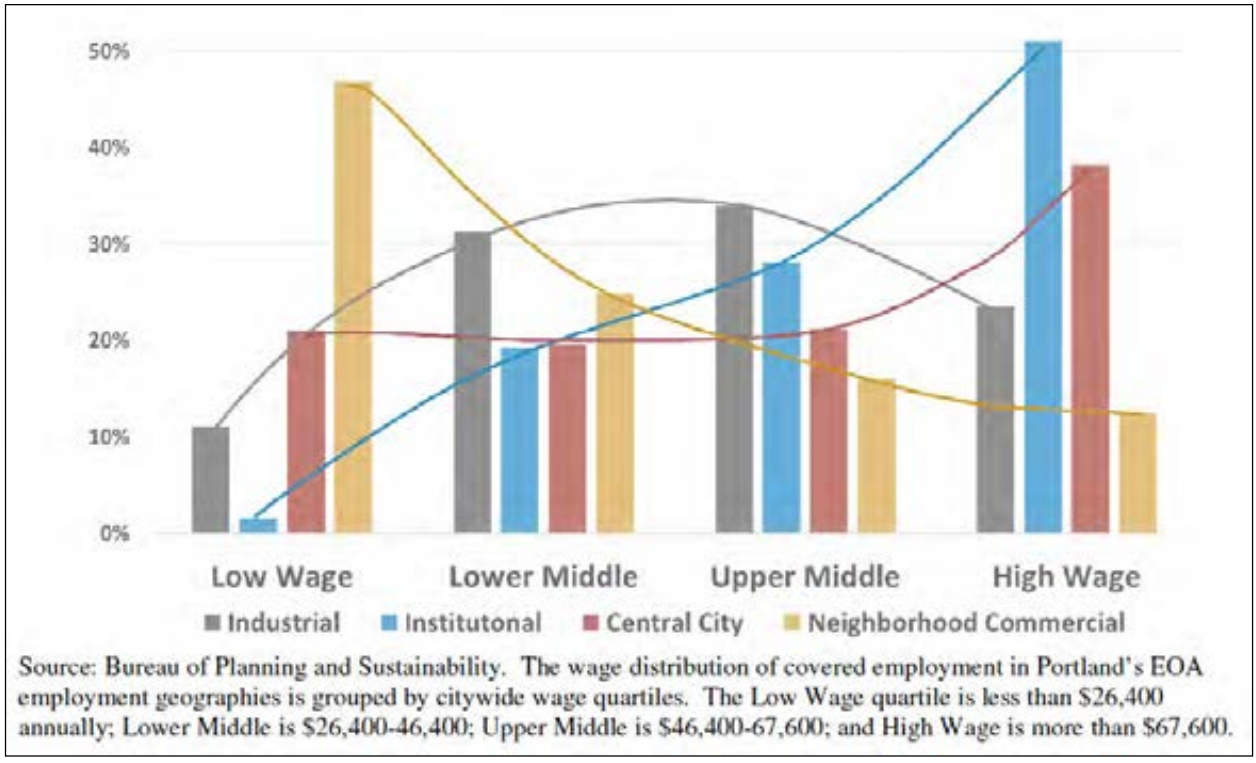


Figure 1. Central City Job Growth by Building Type 2010-2035
**Flex/BP: is flexible space and business park*

The economic benefits derived from this development and job growth include:

- Employment
- Personal income to residents of the region
- Earnings

The mix of businesses and employment geographies in the local economy shapes the income distribution and economic equity of the population. As shown in Figure 2, employment in the Central City and institutional geographies is concentrated in high-wage occupations that primarily require a college education. Within the Lower Albina and the Central Eastside Industrial Districts, employment is concentrated in middle-wage occupations. There are also lower wage jobs in the Central City, primarily in the retail and service sectors.



Source: Bureau of Planning and Sustainability. The wage distribution of covered employment in Portland's EOA employment geographies is grouped by citywide wage quartiles. The Low Wage quartile is less than $26,400 annually; Lower Middle is $26,400-46,400; Upper Middle is $46,400-67,600; and High Wage is more than $67,600.

Figure 2: Portland Wage Distribution

Since 1980, the wage distribution of the economy has been changing, and job growth has become increasingly polarized in low- and high-wage occupations with shrinking middle-wage job opportunities. This national trend is mirrored in the state and the region. For the majority of the workforce that doesn't have a 4-year college degree, middle-wage job opportunities are primarily in industrial occupations, as seen in the Lower Albina and Central Eastside Districts, and administrative-support occupations that are prevalent in all of the Central City districts. Portland has been less affected by the trend of losing middle-wage jobs than other regions throughout the country and has a relatively balanced economy that supports a predominantly middle-class population.

Employment and economic development includes direct (discussed above), indirect and induced benefits. Indirect benefits occur as the new economic activity purchases from other businesses in the region. Induced effects occur as the employees of the new economic activity are able to make added purchases from increased disposable income from local retail and services. For example, a new software company moves into the Central City and generates direct jobs, income and output. The company contracts with marketing and development businesses, generating indirect jobs, income and outputs. The employees of the software company also make individual purchases like groceries, clothes, etc., generating induced jobs, income and outputs.

This relationship is expressed as a multiplier. For example, an employment multiplier of 2.00 indicates that for every job directly associated with a place-specific investment, another job is created off-site through indirect and induced economic effects elsewhere in the region. There are nationally recognized models used to determine the economic multipliers based on building type. For example, the General Industrial building type is associated with a relatively high 3.15 overall jobs multiplier. Economic development within the Central City can be expected to generate indirect and induced benefits for Portland and the region. Table 1 shows the economic multipliers by building type.

Building Type	Economic Multiplier Jobs	Income	Output
Office	1.95	1.87	1.98
Institution	1.62	1.69	2.13
Flex / BP	2.19	2.12	1.91
General Industrial	3.15	2.50	2.15
Warehouse	2.36	1.95	1.95
Retail	1.64	1.76	1.97

Source: E. D. Hovee & Company, LLC based on IMPLAN

*Table 1: Economic Multiplier by Building Type *Flex/BP: is flexible space and business park*

Economic Competiveness of the Central City

There are a number of unique attributes of the Central City that makes it the largest employment center in the Portland region. The Central City is the Class A office core of the region. There are physical and infrastructure attributes that businesses utilize to grow our economy that cannot be replicated elsewhere. Location benefits of the Central City include proximity to a number of major institutions (e.g., Oregon Health and Science University, Portland State University), ease of access to the regional and west coast highway transportation systems, and access to the regional transit system that serves the Central City. Additionally, agglomeration benefits exist for business development in the Central City. Agglomeration benefits are described as firms from a range of industries that are able to benefit from the concentration of shared resources, competitors and clients. Shared resources of agglomeration include physical infrastructure, centers of research, and labor pools which all increase economic productivity.

The Central City has attributes and benefits that cannot be realized elsewhere in the region. Growth that would occur in the Central City is unlikely to occur outside of the Central City due to the physical, infrastructure, and human capital benefits that exist only within the Central City.

Employment

To understand the potential impact of protecting views on employment in the Central City, a GIS analysis was performed. The purpose of the analysis was to compare the existing and proposed building heights and floor-to-area ratios (FAR) with limits that could be imposed to protect view corridors. The full methodology for the view corridor analysis is found in Appendix B. A summary and results are presented here.

The methodology to compare the employment impacts of protecting view corridors included the following steps:

1. Create three-dimensional planes that represent the view corridor elevation from the viewpoint and the lowest elevation on the focal feature that should be seen.
2. Compare the view corridor elevation to allowed building heights (existing and proposed), taking into consideration FAR, on sites identified in the Buildable Lands Inventory (BLI) as vacant or underutilized. Figure 3 is an illustration of the view corridor elevation and buildings.

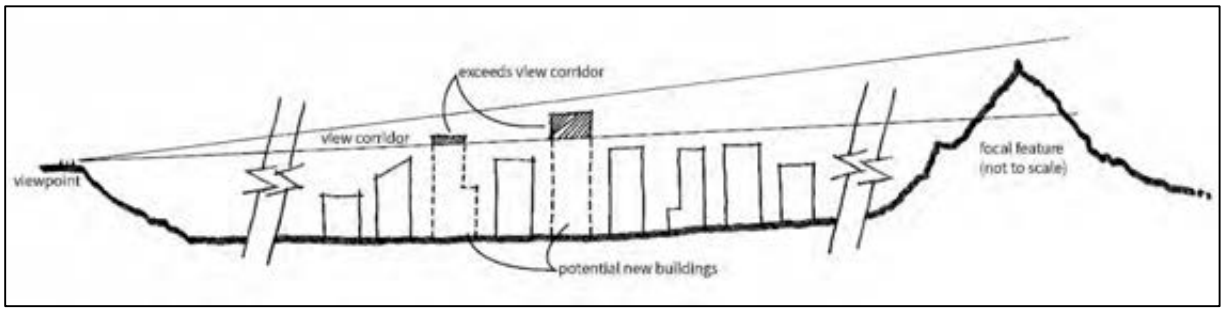


Figure 3: Illustration of a View Corridor in Relation to Building Heights and the Focal Feature

3. For each BLI site where allowed building height is taller than the view corridor elevation, determine:
    a. Building height limits needed to protect the view
    b. Number of stories of the potential buildings that would be eliminated to protect the view
    c. Job allocation associated with the stories eliminated

This GIS analysis was performed for the following views and viewpoints:

- Tier I Upland views
- Group A River views of Mt Hood
- Tier II Upland and Group B River views of Mt Hood and Mt St Helens
- Views unique to a neighborhood

Table 2 summarizes the results of the analysis.

Table 2: Economic Impacts of Protecting Views

			Existing Heights (base + FAR-restricted heights)			Proposed Heights (base + FAR-restricted heights)		
VP	**Location**	**Focal Features**	**Square Feet of Conflict within View Corridor [1]**	**Reduction in Development Value within View Corridor [2]**	**Reduction in Job Capacity within View Corridor [2]**	**Square Feet of Conflict within View Corridor [1]**	**Reduction in Development Value within View Corridor [2]**	**Reduction in Job Capacity within View Corridor [2]**
Views Proposed for Protection								
N04	*Lillis Albina Park*	*Central City*				60,000 [3]	$2,160,000 [3]	300 [3]
NE01	*I-84 Overpass (bike/ped)*	*Central City*				451,455 [3]	$16,252,380 [3]	2,261[3]
SW02	*Washington Park - Lewis and Clark Monument*	*Mt Hood*						
SW04	*Rose Garden - Telescopes*	*Mt Hood*						
View Street	*Jefferson St Overpass*	*Vista Bridge*				20,846 [3]	$750,445 [3]	105 [3]
SW15	*Vista Bridge*	*Mt Hood*						
SW16	*SW Vista Ave*	*Mt St Helens*						
SW17	Salmon Springs	Mt Hood	416,715	$15,001,740	2,085	302,150	$10,877,400	1,512
SW24	*Upper Hall*	Mt St Helens Mt Adams						
SW31	*SW Cardinell*	*Mt St Helens*						
SW46	**Tilikum Crossing - West**	**Mt Hood**	294,828	$10,613,808	1,476	218,168	$7,854,048	1,093
SW49	*SW Terwilliger Blvd*	*Mt St Helens*						
SW50	*SW Terwilliger Blvd*	*Mt St Helens*						
SW55	*OHSU Viewing Platform*	*Mt Hood Mt St Helens*						
SW56	**OHSU Tram - North**	**Mt Hood Mt St Helens**						
SW61	**OHSU Tram - South**	**Mt Hood Mt St Helens**						
SW64	*SW Terwilliger Blvd*	*Mt St Helens*						

			Existing Heights (base + FAR-restricted heights)			Proposed Heights (base + FAR-restricted heights)		
VP	**Location**	**Focal Features**	**Square Feet of Conflict within View Corridor [1]**	**Reduction in Development Value within View Corridor [2]**	**Reduction in Job Capacity within View Corridor [2]**	**Square Feet of Conflict within View Corridor [1]**	**Reduction in Development Value within View Corridor [2]**	**Reduction in Job Capacity within View Corridor [2]**
Views Evaluated for Comparison (NOT proposed for protection)								
NW14	Broadway Bridge	Mt Hood	2,607,772	$93,879,792	13,044	2,607,772	$93,879,792	13,044
SE07	**Morrison Bridge**	**Mt Hood**	437,537	$15,751,332	2,192	437,537	$15,751,332	2,192
SE21	**Tilikum Crossing - East**	**Mt Hood**	223,000	$8,028,000	1,115	223,000	$8,028,000	1,115
SW01	Greenway Trail at SW Ankeny	Mt Hood	966,497	$34,792,812	4,837	986,467	$35,512,812	4,937
SW11	Greenway Trail at SW Morrison	Mt Hood	886,694	$31,920,984	4,436	838,994	$30,203,784	4,197
SW13	*SW Vista Ave*	*Mt St Helens*						
SW26	Hawthorne Bridge	Mt Hood	700,441	$25,214,796	3,506	743,279	$26,758,044	3,720
SW34	**Lovejoy Fountain**	**Mt Hood**	174,000	$6,264,000	870	174,000	$6,264,000	870
SW33	*SW Rivington Dr*	*Mt Hood*						
SW36	**Greenway Trail - Montgomery St Gardens**	**Mt Hood**	1,141,098	$41,079,528	5,709	981,598	$35,337,528	4,912
SW38	Greenway Trail - Pedestrian Trail	Mt Hood	1,192,198	$42,919,128	5,965	1,026,698	$36,961,128	5,138

BOLD text = New view and viewpoint

Italicized text = Existing view with existing protections in the form of building height limits. The proposal may alter the protections.

Regular text = Existing viewpoint but the view is not currently protected by limiting building heights.

[1] If a view corridor crosses any portion of a BLI site, the entire BLI site is treated as if it were within the view corridor.

[2] Assumes $36/sq ft and 1 job/200 sq ft

[3] The proposed heights are taller than existing base heights. For these views, the proposed heights are compared against not continuing to protect the view.

Many of the views included in the analysis are already protected by limits to building heights. The first two steps in the analysis revealed that some of those protected view corridors needed additional height limits to be fully protective. Therefore there are some economic impacts associated with continued protection of those views.

There are new view corridors that are included in the analysis. Because there are no current height limits associated with the views, the economic impacts of protecting those views are much higher than for existing view corridors. In particular, there are ten viewpoints located along the Willamette River and from bridges across the Willamette that are views of Mt Hood. (The ten viewpoints have an asterisk in Table 2.) While previous plans did identify most of these viewpoints of Mt Hood and other focal features, the view corridors were not protected with limits on building heights.

The ability to see Mt Hood from the Willamette River is unique to the Central City. These views help define Portland and are a tourist attraction. However, protecting views from the low elevation of the riverbank or from bridges up to the mountain would require significantly limiting building heights in the Central Eastside. The results of the analysis show that the employment impacts associated with these views range from 1,100-13,000 reduction in job capacity. The three viewpoints with the least impacts are at Salmon Springs (SW17) and Tilikum Crossing (SW46 and SE21).

Salmon Springs is located in the middle of Governor Tom McCall Waterfront Park. This large existing viewpoint is developed with a curved seating area, telescopes and informational signs. There is an interactive fountain and loading/unloading of regional passenger ships at this location. Tens of thousands of people visit Salmon Springs every year, especially during events like the Rose Festival. The view of Mt Hood in this location will continue to add to the tourism of the park, especially if many of the other views of Mt Hood from the park are eliminated due to development in the Central Eastside.

Protecting the view of Mt Hood from Salmon Springs could result in a reduction in job capacity of up to 2,166 potential jobs within the view corridor in the Central Eastside. The Central Eastside is an industrial and employment district that provides living wage jobs. The Central Eastside is currently home to more than 1,200 companies and 18,000 jobs. The District continued to thrive during the recession and has become the location of choice in Portland for many employers, who are drawn to its historic industrial architecture, affordable space, and close proximity to the city's business core. Forecasts indicate there is demand for an additional 9,000 jobs to locate within the Central Eastside from 2010 to 2035 including nearly 2,220 jobs in industrial sectors. The Central Eastside has capacity for approximately 12,000 jobs, meaning there is a surplus job capacity of roughly 3,000 jobs. Protecting the view of Mt Hood from Salmon Springs would reduce the amount of surplus job capacity but not impact the ability of the district to meet the job demand for 2035.

The other views of Mt Hood from the Willamette River with the least amount of economic impacts are located on Tilikum Crossing. Tilikum Crossing is the newest Willamette River Bridge. It is dedicated for transit, bicycles, pedestrians and emergency vehicles. There are four belvederes located on the bridge offering wide views of the river and city skyline, and two of the viewpoints provide a view of Mt Hood. The view from the western of the two views provides a slightly better view of Mt Hood because more of the river is seen in the foreground. Both views cross an area known as the Southern Triangle. Many of the BLI sites in the Southern Triangle are larger than the standard block size in Portland. This provides flexibility in designing buildings and moving the tallest parts of buildings outside of view corridors. While protecting the view of Mt Hood from Tilikum Crossing shows a reduction in job capacity of roughly 1,100 jobs, it is likely those jobs could be redistributed on-site due to the larger block pattern.

Property Values and Rents

Generally, as an area becomes more densely developed, property values and rents will rise as the concentration of businesses, residents and customers make the area more attractive. Although property values and rents are determined by a number of complex factors, fully allowing conflicting uses could directly affect the property values of affected parcels and indirectly affect property values in the immediate vicinity. Limiting or prohibiting the conflicting uses would likely reduce these benefits of development. Additionally, limiting or prohibiting conflicting uses would reduce the land value that is associated with development entitlement that is held by the property owner. A decrease in development entitlement to limit or minimize conflicting uses would negatively impact the value of land for property owners.

Tourism

The Central City is a popular tourist destination with a variety of attractions that draw people to the area. These destinations include: scenic sites such as Lan Su Chinese Garden and the Japanese American Historical Plaza, open spaces such as Waterfront Park and Pioneer Square, entertainment venues such as Keller Auditorium and the Arlene Schnitzer Concert Hall, museums such as the Portland Art Museum and OMSI, events such as the Saturday Market and the Farmer's Market, festivals such as the Oregon Blues Festival and Dragon Boat Races, sightseeing destinations such as the Portland Aerial Tram and Waterfront Park, and shopping stores and centers, including a few local flagship stores such as Nike and Columbia Sportswear. In addition, the Central City is highly connected to the transportation network, with a direct public transit connection to the airport, numerous hotel shuttles between the airport and Central City, and the presence of Union Station, the Greyhound bus terminal, and Bolt Bus's drop-off/pick-up site within the Central City itself. All of these factors contribute to the Central City's status as a strong tourist destination.

In general, fully allowing conflicting uses would result in further opportunity to support tourism. New hotels, attractions, restaurants and shops would add to the tourist's experience. Limiting or prohibiting certain conflicting uses, such as retail, commercial, employment, industrial or open space, could have a negative impact on tourism by reducing the options or quality of tourist attractions. Limiting or prohibiting other conflicting uses, such as housing or offices, would have limited negative impact on tourism overall. However, any use that interferes with sightseeing (e.g., blocks a view) would have a significant impact on the scenic aspects of tourism (discussed further in the Scenic Resources tourism section below).

Economic Value of Trees

Urban vegetation provides a number of benefits, many of which have an economic value. These benefits include cleaner air, lower health care costs, reduced atmospheric carbon, increased property values, reduced energy consumption, and reduced and cleaner stormwater runoff.

Urban vegetation removes both carbon and air pollution from the air, both of which have an economic value. Across the United States, urban forests (trees and shrubs) have been estimated to remove an annual average of 711,000 metric tons of air pollutants, which has an annual value of $3.8 billion (Nowak et al. 2006). A similar study estimated that trees in urban areas remove 651,000 metric tons of air pollution each year, with a resulting human health value of $4.7 billion based on a reduction of a number of adverse health effects including asthma exacerbation and acute respiratory symptoms (Nowak et al. 2014). In urban areas of the United States, trees are estimated to store 643 million metric tons of carbon with an annual sequestration rate of 25.6 million metric tons; this equates to a $50.5 billion storage value plus an annual sequestration value of $2 billion (Nowak et al. 2013).

Urban vegetation also contributes to property value. In Portland's east side, street trees were found to add $8,870 to single-family home sale prices (approximately 3% of the median sales price) and to reduce a home's time on market by 1.7 days (Donovan and Butry 2010).

Street trees also contribute to lower repaving costs. A study based in Modesto, CA found that "tree shade was partially responsible for reduced pavement fatigue cracking, rutting, shoving, and other distresses" (pg. 303) and, further, that the street segment planted with six Chinese hackberry trees was projected to reduce costs for repaving by 58% over a 30 year period compared to the unshaded street segment (McPherson and Muchnick 2005).

Based on its combined benefits, vegetation provides significant economic value to a city. Portland Parks and Recreation's 2013 street tree inventory of the Downtown neighborhood found that "Downtown's street trees provide $560,000 annually in environmental services and aesthetic benefits, including $429,000 in property value increases, $7,800 in air quality improvement, $3,600 in carbon dioxide reduction, $22,800 in energy savings, and $98,800 in stormwater processing" (City of Portland PP&R 2013, pg. 2). Given that the Downtown neighborhood inventory identified 3,617 street trees, the average annual value that each Downtown street tree provides is $155 (City of Portland PP&R 2013, pg. 12).

While natural vegetation can contribute to the scenic quality of a scenic resource, it can also grow up to block or partially block a scenic resource. Allowing these vegetation-related conflicting uses would preserve the economic benefits of vegetation. Limiting or prohibiting these conflicting uses would limit the economic benefits of vegetation.

3.c.2 Economic Consequence for the Scenic Resources

The previous subsection outlined the potential economic impacts on conflicting uses of protecting scenic resources. This subsection outlines the potential economic impacts on the scenic resources of allowing, limiting or prohibiting conflicting uses. The economic factors considered in this analysis include tourism, property values, wayfinding, and scarcity.

Tourism

In the Central City, a lot of economic activity is generated by tourism. Scenic resources are an important component of tourism, creating destinations and improving the overall aesthetic quality of the Central City. Allowing conflicting uses, particularly additional building capacity (height and massing) within the Central City, could adversely affect scenic resources, particularly scenic views looking out across the Central City toward the mountains where additional development may block or partially block the view. Prohibiting or limiting conflicting uses in such a way as to preserve the focal features of the scenic resource, whether it be preserving a specific characteristics of a view or ensuring a site or feature is maintained, helps preserve the economic function of these scenic resources as tourist attractors.

Views and Viewpoints

In some cases, increased building height/massing would not interfere with the most important focal features of the view and could even contribute positively to the scenic quality of the panorama by providing a more diverse skyline. In other cases, increased building height/massing could result in blocking, partially blocking or substantially encroaching on the primary focal features of the view that make it scenic. Thus, before assessing the impacts of additional building capacity on scenic resources, it is necessary to determine which scenic elements are most important to the view.

The views that contribute the most to tourism are views with the following characteristics:

- Depth of field of 5 to 50 miles or more.
- Views of Mt Hood, Mt St Helens and the Willamette River.
- Presence of certain contributing features: urban skyline, West Hills, buttes/hills, bridges prominently featured or iconic signs, buildings or landmarks.
- Viewpoints that are located at mid to high elevation.
- Wide angle or panoramic views.
- Natural, semi-natural or well landscaped areas are in most of the highly rated upland views, often framing the view.
- The foreground is always free of discordance.

In addition to the important characteristics of a view, developed viewpoints with amenities such as benches, lighting or signs and viewpoints that are easily accessible increase the attractiveness for tourists.

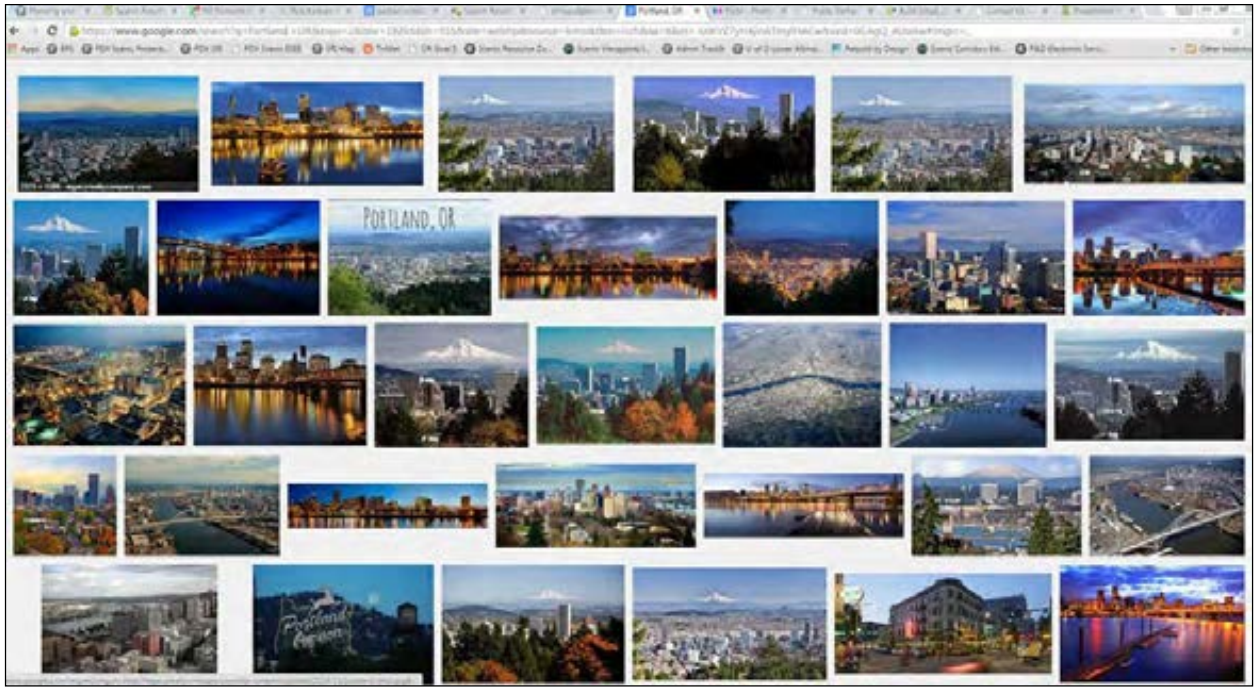
Scenic Sites

Scenic sites such as the Lan Su Chinese Garden, are also important tourist attractions. Conflicting uses for scenic sites differ from those for views. Because scenic sites are self-contained, there is no risk of adjacent development blocking the site itself. An increase in building height or mass at an adjacent site could, however, increase shade over the scenic site reducing the quality of the resource. Other conflicting uses that could affect a scenic site include discordant noise, smells or pollution. For example, siting a loud, smoke emitting factory next to a scenic site would detract from its desirability as a place to visit. Allowing these conflicting uses would decrease the likelihood that the scenic site would remain as a tourist attractor. Prohibiting these conflicting uses would enhance the overall quality of the scenic site such that it continues to attract tourists and residents alike.

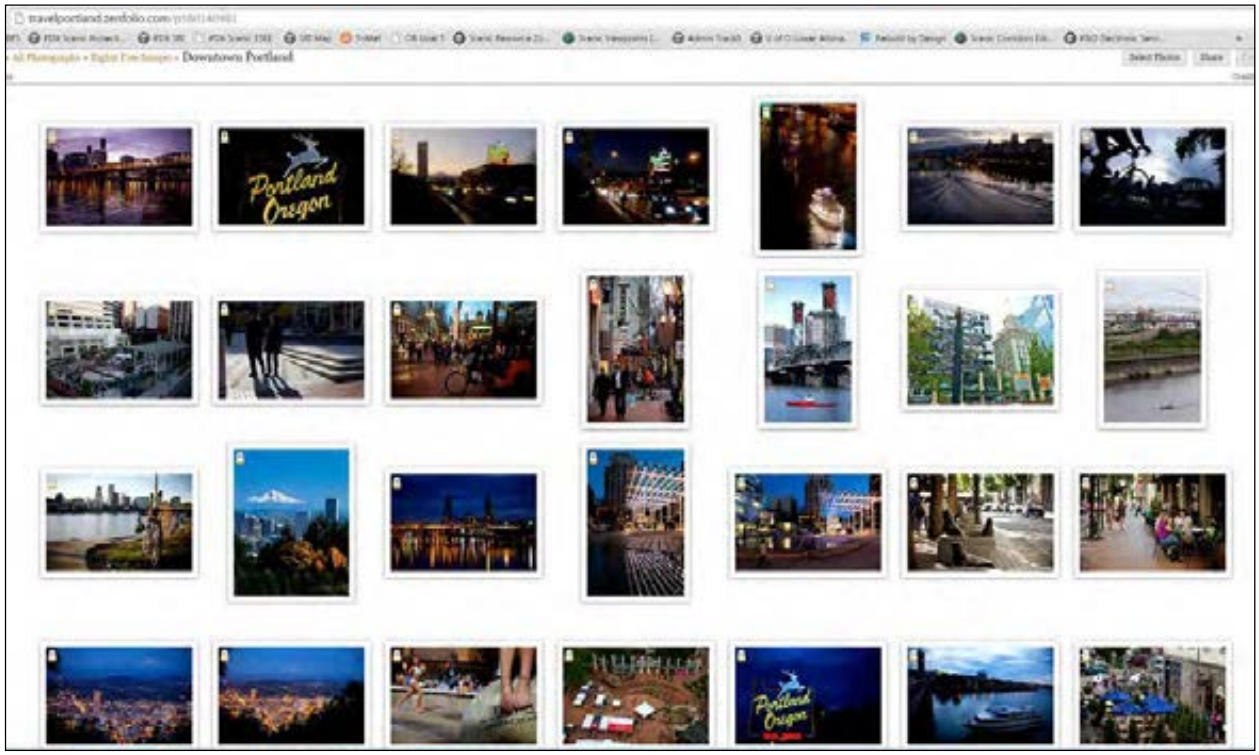
Visual Focal Points

Visual focal points are also important tourist attractors. Many Portland visitors and residents make special trips to visit some of these visual focal points, including the historic White Stag sign (which now reads Portland Oregon), Hawthorne Bridge, or the elk statue on SW Main Street. However, aside from the removal or destruction of the visual focal points, the primary conflicting uses result from an impact on *views of* these visual focal points, and not the points themselves. These impacts are covered under views and viewpoints and view streets.

Anecdotally, staff performed an online search of “Portland, OR” and visited Travel Portland’s website. The images most often photographed are: the urban skyline, Willamette River and at least one bridge, Mt Hood, Mt St Helens and the historic White Stag sign.



Example: Google Image results for "Portland, OR"



Example: Travel Portland's "Rights Free Images" for downtown

Property Values

While this analysis does not consider private views, a nearby public view or nearby access to a public scenic resource can have a positive effect on property values. Similarly, a nearby scenic site can also increase property values, particularly those that have a park-like or natural setting. Allowing conflicting uses that detract from the quality of the scenic resource would decrease property values. Prohibiting or limiting the conflicting use such that it does not conflict with the scenic resource would ensure that the scenic resource remain and would, thereby, positively affect property values.

Wayfinding

The ability to see landmarks, unique landscape features and development in the Central City helps people to orient themselves and navigate around Portland. For example, view streets that have the West Hills and/or downtown skyline as a focal terminus can help orient residents and tourists alike, directing them toward downtown. View streets with bridges or another element of Waterfront Park as a focal terminus help direct people toward the river. As people move easily through the Central City they are encouraged to explore and discover more by what they see. In general, facilitating navigation through the city, particularly by drawing people to or through the downtown area on foot, will result in an increased concentration of people in the area who can support services such as shops and restaurants. Creating a more navigable city with visual focal points that draw people toward them also results in a more enjoyable experience of the city. Removing visual focal points or blocking the focal termini of view streets could result in a decrease in wayfinding ability and a decreased concentration of people travelling, and spending, along those navigation corridors.

Scarcity

Another topic of consideration is scarcity. As an area develops and scenic resources are reduced, the values associated with those resources become scarce. This can increase the value of the remaining scenic resources. For example, if an area develops such that there is only one remaining view of Mt Hood, that view of Mt Hood will be highly valuable to the area's image. Allowing conflicting uses would eliminate the economic value of having that scenic resource as a source of revenue through tourism. Prohibiting or limiting the conflicting uses such that they don't detract from the scenic resource would retain the value of the resource.

3.d. Social Analysis

This section examines the social consequences of allowing, limiting or prohibiting conflicting uses in the Central City. The social consequences are expressed as the qualitative and relative costs, benefits, and impacts of the three program choices – allow, limit or prohibit the conflicting use. This portion of the ESEE analysis relies on current information.

3.d.1 Social Consequence for the Conflicting Uses

The following subsection outlines the potential social impacts on conflicting uses of protecting scenic resources. The social factors considered in this analysis include the positive or negative impacts on employment, density of development, crime and safety and public health.

Employment
One of the most important factors in determining human health and welfare is household income, which is dependent on employment. The reason that income has such a strong influence on health is that it determines whether people are able to make healthy choices such as living in safe, healthy homes and neighborhoods, eating nutritious food, fully participating in family and community life and obtaining timely and appropriate health care. Many studies have shown that people with health insurance are healthier than those without (Mult. Co. Health Department, 2012). In the United States the risk for mortality, morbidity, unhealthy behaviors, reduced access to health care and poor quality of health care increases with decreasing socioeconomic circumstances (CDC, 2011). Research has linked unemployment to stress, depression, obesity and increases in cardiovascular risk factors such as high blood pressure (Mult. Co. Health Department, 2012).

Today, approximately 77 percent of Portland households earn enough income to be considered economically self-sufficient (City of Portland, 2012). This means more than 20 percent of Portlanders do not make enough money to cover their basic household's needs. An important factor in Portland's future economic prosperity, and addressing economic equity concerns, will be maintaining and growing "family-wage" jobs. As discussed in the economic section (2.b.1), the Central City is the largest employment district within Portland.

Having a good job does more than supply the means to meet physical needs, it also provides opportunities to be creative, promotes self-esteem, and provides avenues for achievement and self-realization. Research indicates that the effects of unemployment include impacts on psychological function, including anxiety and depression, and correlate with impacts on physical function as measured increased utilization of health services (BPS, 2012). Research also points to financial strain as strong mechanism through which unemployment contributes to ill health. In addition, it has been found that unemployment compounds the effects of unrelated (stressful) life events.

Other social benefits that accrue from an increased concentration of jobs within the Central City in proximity to transportation networks consist of reduced commute times, more opportunities for living close to work, more time for family and friends, and increased access to other entertainment and recreational opportunities in downtown Portland.

As the building envelope expands with the ability to develop taller and larger buildings, the potential for additional jobs on the site increases these social benefits. Limiting or prohibiting the height or mass of

the building envelope will protect scenic resources and, in turn, limit the social benefits of increased employment.

Density of Development

Maximizing the intensity of development in locations well-served by Central City transit and social services has been a cornerstone of multiple planning efforts including the current update of the Comprehensive Plan. Providing workforce and affordable housing options adjacent to and within the Central City and/or creating new employment concentrations of office and institutional activities facilitate fuller use of transportation infrastructure in addition to increased opportunities to walk and bike. Additional activation of nearby retail, entertainment and related services would likely result from concentrations of workers at the site. Limiting the development capacity of these uses may reduce the social benefits ascribed to increased density in the Central City, potentially increasing home-to-work commutes, and reducing recreation and family time.

Crime and Safety

Development that includes a variety of uses such as housing, entertainment and employment results in a more activated Central City. An activated center means more pedestrian activity and more eyes on the street, which reduces crime and improves safety. Thus, allowing development-related conflicting uses could improve the safety of the Central City. Limiting or prohibiting the conflicting uses could reduce the level of activation resulting from development and reduce eyes on the street, potentially reducing safety.

Depending on placement, vegetation can be a conflicting use or can contribute to scenic quality. Vegetation-related conflicting uses might include a large, dense thicket that has grown up and blocked a view. This thicket could also serve as a hiding place for criminal activities. Allowing this type of conflicting use would decrease the real or perceived safety of the viewpoint. Limiting or prohibiting this type of conflicting use could retain a perceived sense of safety at a viewpoint, along a scenic corridor, or within a scenic site.

Street trees can contribute greatly to the natural character of a panoramic view looking down on the city fabric. However, they can also grow to block the focal terminus of a view street. A local Portland study found that trees in the public right-of-way (ROW) were associated with lower crime rates (Donovan and Prestemon 2013). Trees can also serve as traffic calming devices, slowing the flow of traffic and thereby increasing safety of the street. Thus, allowing a tree in the public ROW, whether it contributes to or blocks a scenic resource, could increase safety. Limiting or prohibiting trees in the public ROW would limit the increased safety benefits of street trees.

Public Health

Development-related conflicting uses can have a negative impact on human health. Building construction and use consume energy and result in lower air quality. Development also increases impervious surfaces, resulting in lower water quality. Both of these negatively impact human health and well-being. Allowing development-related conflicting uses would decrease public health. Limiting or prohibiting development-related conflicting uses could reduce the impacts on human health. Certain design practices, such as requiring eco-roofs or passive solar, could also help reduce the impacts of development on human health.

Vegetation-related conflicting uses can have a positive impact on human health. Vegetation helps improve both air and water quality. Of particular note is the effect of trees on improving air quality and, thereby, reducing asthma and acute respiratory symptoms. One study found that trees and forests in

urban areas across the US removed a total of 651,000 metric tons of air pollution in 2010, with a human health value of approximately $4.7 billion (Nowak et al. 2014). The study went so far as to state that "in terms of impacts on human health, trees in urban areas are substantially more important than rural trees due to their proximity to people" (Nowak et al. 2014, pg. 124).

Other studies have found that trees reduce stress (Dwyer et al. 1992), increase sense of community (Dwyer et al. 1992), and reduce ultraviolet radiation and its associated health problems (Heisler et al. 1995 in Nowak et al. 2010). A Portland-based study on urban tree canopy and birth weight found that increased tree canopy within 50 meters of a house and proximity to a private open space reduced the risk of a baby being born small for its gestational age (Donovan et al. 2011).

Allowing vegetation-related conflicting uses would increase potential public health benefits. Limiting or prohibiting vegetation-related conflicting uses would limit public health benefits of vegetation.

Views of water, in both natural and built environments, are associated with higher preference ratings (White et al. 2010). In fact, photographs of built environments containing aquatic elements, such as a river, were rated just as high as photographs of natural green spaces (White et al. 2010). Allowing conflicting uses that block the portion of the view with water will reduces the scenic quality of the resource.

Views of water, in both natural and built environments, are also associated with "greater positive affect and higher perceived restorativeness than those without water" (White et al. 2010). Further studies have found that exposure to water, referred to as "blue space," is associated with lower psychological distress (Nutsford et al. 2016, Wheeler et al. 2012, White et al. 2013). Allowing conflicting uses that would block visual access to water would reduce the health benefits of views of water. Limiting of prohibiting development-related conflicting uses could retain some of these benefits.

3.d.2 Social Consequence for the Scenic Resources

The following subsection outlines the potential social impacts on conflicting uses of protecting scenic resources. The social factors considered in this analysis include the positive or negative impacts on Portland's imageability, historic and cultural importance, public health, neighborhood identity, sense of place, wayfinding and recreation.

Portland's Imageability
Many scenic resources are iconic to Portland's image and help set Portland apart from other cities across the country and the world. These iconic scenes include panoramic views looking across the Central City towards Mt Hood, close-up shots of the White Stag sign, and images of one or more of Portland's bridges. In addition to the importance of these iconic scenic resources for tourism and marketing (as discussed in the economic analysis section), Portland's scenic resources contribute to the city's identity.

Both development and vegetation can conflict with the resource by blocking, partially blocking, or detracting from Portland's most iconic images. However, development and vegetation can also positively contribute to Portland's image. Well-designed and carefully located buildings can add interest and diversity to the city's skyline without blocking important scenic features such as Mt Hood. Similarly, vegetation can be intentionally located to frame a view or otherwise supplement a scenic resource. When development and vegetation contribute to the scenic quality of a resource, they are not

considered to be conflicting uses. When they detract from the scenic quality, they are conflicting uses. Allowing conflicting uses would detract from Portland's imageability and identity. Limiting or prohibiting conflicting uses would help preserve the city's identity.

Historic and Cultural Importance

Many of the Central City's scenic resources also have historic or cultural importance. These range from culturally significant environmental resources, such as the Willamette River, to identity related cultural resources, such as the Chinatown Gate. Many cultural resources are also historically significant. For example, the Japanese American Historical Plaza tells the story of the history of Japanese Americans. Still others are designated historic landmarks through either the National Register of Historic Places or the City Historic Landmark list. These include Union Station, the White Stag sign, and many of the city's historic bridges. Allowing conflicting uses that block or partially block culturally or historically significant scenic resources would detract from their cultural or historic value as well as their scenic value. Limiting or prohibiting conflicting uses would help maintain the historic, cultural, and scenic significance of the resource.

Public Health

The presence of and access to scenic resources can improve public health. Many scenic resources include natural vegetation which has been shown to have numerous public health benefits, including improved air and water quality, reduced psychological stress, and healthier birth weights (discussed under the conflicting uses public health section above).

There is also evidence of the benefit of views of vegetation. In a classic study on the comparison of hospital patients with either a view of a brick wall or a view of trees, Ulrich found that patients with a view of trees not only recovered faster, but also had fewer negative evaluative comments from nurses, took fewer analgesic doses, and had slightly lower postsurgical complications (Ulrich 1984). A meta-review of studies looking at health effects of landscapes found that natural landscapes generally have a stronger positive health effect than urban landscapes (Velarde et al. 2007). More specifically, "[t]he literature review identified that the main health aspects of exposure to landscapes related to reduced stress, improved attention capacity, facilitating recovery from illness, ameliorating physical well-being in elderly people, and behavioral changes that improve mood and general well-being. These effects have been addressed by means of viewing natural landscapes during a walk, viewing from a window, looking at a picture or a video, or experiencing vegetation around residential or work environments" (Velarde et al. 2007, pg. 210).

Natural vegetation that contributes to the scenic resource is not considered a conflicting use; however, natural vegetation that blocks a scenic resource is. Allowing vegetation-related conflicting uses that block a view or visual access to a scenic resource would retain the public health benefits of that vegetation. Limiting or prohibiting vegetation-related conflicting uses would reduce the public health benefits. In contrast, allowing development-related conflicting uses that block visual access to scenic resources that include a natural vegetation element would reduce these benefits. Limiting or prohibiting development-related conflicting uses could retain some of these benefits.

Neighborhood Identity and Sense of Place

Scenic resources can create or contribute to a neighborhood's identify and people's sense of place. For example, the view of Mt Hood from the Vista Bridge is part of the Goose Hollow neighborhood's identity. Signs, statues, streets and other scenic resources are sources of pride for neighbors and help visitors relate to the place. Allowing conflicting uses that block visual access to scenic resources will reduce the social benefits of neighborhood identity and sense of place.

Wayfinding

The ability to see landmarks, unique landscape features and development in the Central City helps people to orient themselves and navigate around Portland. View streets with bridges or elements of Waterfront Park as focal termini help direct people toward the river. Facilitating navigation through the city, particularly by drawing people to or through the downtown area on foot helps to create stewardship within the community. Creating a more navigable city with visual focal points that draw people toward them also results in a more enjoyable experience of the city. Removing visual focal points or blocking the focal termini of view streets could result in a decrease in wayfinding ability and a decreased concentration of people travelling, and spending, along those navigation corridors. Allowing conflicting uses that block visual access to these scenic resources will reduce their wayfinding benefits. Limiting or prohibiting conflicting uses will help retain the wayfinding function of scenic resources.

Recreation

Scenic resources, particularly trails and sites, provide and enhance recreational opportunities. Scenic trails are used by a number of people walking, biking, skating, or running. The presence of scenic elements enhances one's experience travelling along the corridor. Scenic sites serve as pleasant places to go for a stroll. Allowing conflicting uses that detract from the scenic quality of a trail or site would decrease the attractiveness of the scenic trail or site. Limiting or prohibiting these conflicting uses would help retain the scenic quality of the trail or site, making it a more enjoyable place to recreate.

3.e. Environmental Analysis

This section examines the environmental consequences of allowing, limiting or prohibiting conflicting uses in the Central City. The social consequences are expressed as the qualitative and relative costs, benefits, and impacts of the three program choices – allow, limit or prohibit the conflicting use. This portion of the ESEE analysis relies on current information.

3.e.1 Environmental Consequence for the Conflicting Uses

The following subsection outlines the potential environmental impacts on conflicting uses of protecting scenic resources. The environmental factors considered in this analysis include the positive or negative impacts on efficiencies due to location, heat island, air quality, water quality, wildlife habitat, climate change, glare, wind tunnel and access to sunlight.

Efficiencies Due to Location

Concentrating development activity in the Central City provides a number of environmental benefits related to creating efficiencies in transportation, building infrastructure, and heating and cooling. In contrast, limiting or prohibiting the conflicting uses either limits the desirability of the Central City for redevelopment altogether or results in a limited amount of development that does not have the same level of efficiency. Additionally, it has often been suggested that the trade-off for protecting environmental and scenic resources within the regional Urban Growth Boundary (UGB) is increased intensity of development in the Central City and other urban centers. Any reduction in the development capacity of the Central City could increase development pressures in locations less ideally situated in the urban landscape to maximum efficiencies.

Heat island

The hard-scape of buildings in a predominately paved urban environment in combination with combustion engines and building heating and cooling systems create a net increase in ambient temperatures referred to as heat island. Allowing increased building capacity will result in a larger contribution to overall heat island in the Central City. Limiting or prohibiting conflicting uses such as development would decrease the urban heat island effect.

Allowing conflicting uses such as vegetation would decrease the urban heat island effect. Vegetation, particularly in the form of large tree canopy, provides shade and is associated with localized air cooling, increased humidity, and soil moisture, all of which help decrease ambient temperatures. Limiting or prohibiting these uses would result in a loss of their heat island reducing effects.

Air Quality

Allowing development would result in a net decrease in air quality. A building's lifecycle can affect air quality in a number of ways: the production and transportation of building materials results in an increase in both particulate matter and volatile organic compounds (VOCs), the building construction itself requires heavy construction equipment and produces significant dust, and, post occupancy, the building continues to use energy for heating, cooling and lighting, which also has negative effects on air quality. Limiting or prohibiting development-related conflicting uses such that they are less energy intensive would improve air quality.

Allowing vegetation can help improve air quality. Vegetation absorbs and stores carbon, while also releasing oxygen. On average, urban trees and shrubs across the United States are estimated to remove

a total of 711,000 metric tons of pollution per year (Nowak et al. 2006). Limiting or prohibiting vegetation would result in a net decrease in air quality.

Water Quality

Allowing certain conflicting uses, such as new development, would result in a net increase in impervious surfaces, and, therefore, increased stormwater runoff; this, in turn, results in decreased water quality. Limiting or prohibiting these uses would result in decreased stormwater runoff in cases where impervious surfaces are limited. In addition, requiring certain stormwater management practices, such as ecoroofs, could also reduce stormwater runoff by slowing down and reducing the flow of rooftop-collected stormwater into the City's stormwater system.

Allowing other conflicting uses, such as vegetation, would result in a net decrease in stormwater runoff. Trees, vegetation, roots and leaf litter intercept precipitation, decrease erosion by holding soils, banks and steep slopes in place, slow surface water runoff, take up nutrients, and filter sediments and pollutants found in surface water. The result is decreased stormwater runoff and increased water quality. Limiting or prohibiting these conflicting uses would diminish the ecosystem services that vegetation provides.

Fish and Wildlife Habitat

Allowing development-related conflicting uses would reduce the already-limited habitat and wildlife corridors within the Central City. Limiting or prohibiting development could retain some habitat and wildlife connectivity.

Vegetation and associated landscape features (e.g. snags) provide wildlife habitat functions such as food, cover, breeding and nesting opportunities, and migration corridors. Though native vegetation is particularly important to native species survival, both native and non-native vegetation patches and corridors support local native wildlife and migratory species, some of which are listed by federal or state wildlife agencies. Vegetated corridors along waterways, between waterways and uplands, and between upland habitats allow wildlife to migrate and disperse among different habitat areas, and provide access to water. Vegetation creates a buffer between human activities and wildlife. Noise, light, pollution and domestic animals all impact wildlife and vegetation can reduce those impacts. Allowing vegetation-related conflicting uses would increase habitat and wildlife corridors within the Central City. Limiting or prohibiting vegetation-related conflicting uses would have a negative impact on habitat and wildlife corridors.

Climate Change

Allowing conflicting uses such as development can contribute negatively to climate change. Increased development results in increased energy consumption by the buildings, primarily in the form of heating, cooling, and lighting. This increase in energy consumption results in an increase in greenhouse gas emissions and contributes to climate change. Limiting or prohibiting these uses would reduce energy consumption and the release of greenhouse gases.

Allowing conflicting uses such as vegetation helps mitigate climate change. Trees uptake and store carbon, removing carbon dioxide from the atmosphere and slowing the rate of climate change (https://www.americanforests.org/our-programs/urbanforests/whywecare/). Across the United States, the total carbon storage by urban trees is estimated to be 643 million tonnes with a net annual carbon sequestration rate of 18.9 million tonnes per year (Nowak et al. 2013). Limiting or prohibiting conflicting uses such as vegetation would reduce the benefits vegetation provides in terms of climate change mitigation.

3.e.2 Environmental Consequence for the Scenic Resources

The following subsection outlines the potential environmental impacts on conflicting uses of protecting scenic resources. The environmental factors considered in this analysis include the positive or negative impacts on vegetation.

Vegetation

Depending on species, form, and location, vegetation can either contribute or detract from a scenic resource. For example, large trees planted near a viewpoint and in the direct path between the viewpoint and a primary focal feature may grow to partially or completely block the view to that focal feature. However, those same large trees planted at the edges of the view extent can both frame the view and add to its scenic quality. Based on an analysis of views by an expert panel conducted as part of the CCSRI, it was determined that natural, semi-natural or well-landscaped areas are in most of the highly rated views, often framing the view.

Natural or well-landscaped vegetation also contributes positively to scenic sites and scenic corridors. In fact, vegetation is an integral scenic element of scenic sites such as the park blocks, the Japanese American Historical Plaza, and Lan Su Chinese Garden. Furthermore, when spaced appropriately with open vistas, vegetation greatly contributes to the viewer's overall experience travelling along a scenic corridor.

Vegetation that frames or contributes to a view is generally not a conflicting use, while vegetation that blocks or detracts from a view is. Limiting or prohibiting vegetation from blocking or detracting from a scenic resource helps preserve the scenic quality of the resource. Allowing vegetation that blocks or detracts from the scenic resource will reduce the quality of the resource.

3.f. Energy Analysis

This section examines the energy-related consequences of allowing, limiting or prohibiting conflicting uses in the Central City. The energy-related are expressed as the qualitative and relative costs, benefits, and impacts of the three program choices – allow, limit or prohibit the conflicting use. This portion of the ESEE analysis relies on current information.

3.f.1 Energy Consequence for the Conflicting Uses

The following subsection outlines the potential energy impacts on conflicting uses of protecting scenic resources. The energy factors considered in this analysis include the positive or negative impacts on efficiencies due to location, construction and building material, on-site energy consumption and heating and cooling.

Efficiencies Due to Location

Greater building capacity in the Central City or another location that is well-served by transit and near significant concentrations of jobs, services, and housing would increase energy efficiency. Decreasing intensity of development in the Central City and other urban centers would result in increased development pressures in locations less ideally situated in the urban landscape, which, in turn, would result in increased energy costs related to transportation and other infrastructure provisions. Allowing conflicting uses (e.g., increase building capacity) in the Central City would increase energy efficiency. Limiting or prohibiting the conflicting use would reduce the efficiencies of concentrating a number of services within the Central City and result in a less efficient use of the land.

Construction and Building Materials

Increasing building height within the Central City increases the amount of building materials required which results in increased energy costs related to producing and transporting those construction materials. However, by maximizing the efficient use of structural elements and building services, these construction-related energy costs can be minimized. For example, a taller building at one location would result in fewer energy costs related to transporting materials than two shorter buildings at two separate locations. Allowing conflicting uses increases construction costs and building materials needed. Limiting or prohibiting conflicting uses would reduce construction related energy costs.

On-site Energy Consumption

In general, increased building capacity within the Central City would result in increased energy consumption. This energy consumption can be minimized through the use of energy efficient building construction practices such as passive solar, LED lighting, and eco-roofs. In addition, energy consumption can further be reduced through efficient use of space. Allowing development-related conflicting uses (e.g., increased building capacity) increases the energy consumption of the site. Limiting or prohibiting conflicting uses reduces on-site energy consumption.

Heating and Cooling

Urban vegetation can provide shade in the summer months, resulting in decreased electricity use (Donovan and Butry 2009). Vegetation can also serve as a wind-block, insulating a house and reducing heating costs in the winter. Heating and cooling savings depend on climate. In hot climates, deciduous trees shading a building can save cooling-energy use, while in cold climates, evergreen trees shielding the building from the cold winter wind can save heating-energy use. Allowing vegetation-related

conflicting uses would decrease on-site energy consumption. Limiting or prohibiting these conflicting uses would reduce the energy benefits of trees.

3.f.2 Energy Consequence for the Scenic Resources

The following subsection outlines the potential energy impacts on scenic resources of protecting scenic resources. The energy factors considered in this analysis include the positive or negative impacts on efficiencies due to location.

Efficiencies due to location
Providing scenic resources near major population centers increases energy efficiency. For example, scenic resources located in an area that is well-served by transit and provides significant pedestrian and bicycling infrastructure, such as the Central City, would have lower transportation related energy costs than scenic resources located in areas less connected to alternative transportation.

Chapter 4 – General ESEE Recommendation

Chapter 3 described the economic, social, environmental and energy consequences of different levels of scenic resources protection. The general ESEE recommendation presented in Chapter 4 is intended to balance across the factors to optimize the positive, negative and neutral consequences associated with conflicting uses. The purpose of the general ESEE recommendation is to set policy direction for categories of scenic resources. The general ESEE recommendation will be further clarified and refined for viewpoints, view corridors and view streets. In some situations, the general ESEE recommendation may be changed for a scenic resource based on additional research done in Chapter 3 or on specific site conditions. Note – Scenic corridors, visual focal points and scenic sites are only addressed in the general ESEE recommendation and are not further refined.

The general ESEE recommendation falls into one of three types of decisions: allow, limit, or prohibit conflicting uses.

- *Prohibit* means that the conflicting uses, such as a building or vegetation, should be not allowed within the view. A prohibit recommendation is used when the benefits of the scenic resource outweigh the benefits of the conflicting uses.
- *Limit* means that the conflicting uses, such as vegetation, should be managed to reduce the impacts on the view (e.g., pruning branches). A limit recommendation is used when the benefits of both the scenic resource and the conflicting uses should be protected.
- *Allow* means that conflicting uses do not need to be managed. An allow recommendation is used when the benefits of the conflicting uses outweigh the benefits of the scenic resource.

For both the limit and prohibit decisions, it is important to keep in mind that the decision only applies to *conflicting* uses. For example, vegetation can be a focal feature of the view or contribute to the view by framing the focal features. Vegetation is only considered a *conflicting* use if it blocks (or severely detracts from) a view. Another example is the city skyline. The city skyline is expected to change over time. New buildings may partially block older buildings in the background, but as long as the skyline is visible then the new buildings are not considered a *conflicting* use. Structures that would block a view of the skyline are considered a *conflicting* use.

4.a. General Recommendation

Table 3 summarizes the general ESEE recommendations for significant scenic resources based on type of conflicting use. The table covers scenic views, view streets, scenic corridors and scenic sites. As noted, visual focal points are addressed under the recommendations for other scenic resources.

The recommendation for a viewpoint itself is based on the recommendation for its respective view(s). For any view with a limit or prohibit recommendation, that recommendation applies to the viewpoint as well as the view corridor. The recommendation for the viewpoints includes maintenance, relocating trash receptacles, and limiting the degree of shadow cast on the viewpoint. For undeveloped or underdeveloped viewpoints, viewpoint amenities should be added, such as a bench, plaque or telescope, which both identify the viewpoint and enhance the overall viewing experience. Figures 4 and 5 provide an example of a viewpoint before and after development. For viewpoints on bridges, the Willamette Greenway Trail, sidewalks, or other areas that may lack a safe location to pull out of traffic and enjoy the view, a designated and marked location should be added. For all viewpoints, staff recommend improving ADA access.

Figure 4: Example Viewpoint before Development

Figure 5: Example Viewpoint after Development – includes viewpoint amenities (bench, sign) and landscaping

Table 3: General Recommended ESEE Decisions for Central City Significant Scenic Resources

Conflicting Uses	Significant Scenic Resources						
	Views/Viewpoints*			View Streets	Scenic Corridors	Visual Focal Points	Scenic Sites
	Tier I Upland Views Group A River Views	Tier II Upland Views Group B River Views	Group C River Views				
Buildings Roof-top Structures Sky Bridges	Prohibit height, massing or placement that would block, partially block or substantially encroach on views where Mt Hood, Mt St Helens, or a bridge is a primary focal feature. Limit height, massing or placement that would block, partially block or substantially encroach on views of other primary focal features.	Limit height, massing or placement that would block, partially block or substantially encroach on views where Mt Hood or Mt St Helens is a primary focal feature. Allow height, massing or placement that would block, partially block or substantially encroach on views of other primary focal features.	Allow	Prohibit sky bridges that would block, partially block or substantially reduce the air space around the focal terminus. Limit height, massing or placement that would block, partially block or substantially reduce the air space around the focal terminus.	Limit height, massing or placement that would create a predominance of shade on the resource, particularly at developed viewpoints located along the corridor.	*Addressed under recommendations for other resources****	Limit height, massing or placement that would create a predominance of shade on the site.
Vegetation**	Prohibit vegetation that upon maturity would block, partially block or substantially encroach on views where Mt Hood, Mt St Helens or a bridge is a primary focal feature. Limit vegetation that upon maturity would block, partially block or substantially encroach on views of other primary focal features.	Limit vegetation that upon maturity would block, partially block or substantially encroach on views of the primary focal features.	Limit vegetation that upon maturity would block or partially block views of the primary focal features.	Limit vegetation that upon maturity would block, partially block or substantially reduce the air space around the focal terminus.	Limit vegetation that upon maturity would become discordant to the resource.		Limit vegetation that upon maturity would become substantially discordant to the resource.
Above-ground Utilities	Limit above-ground utilities that would block, partially block or substantially detract from views of primary focal features.	Limit above-ground utilities that would block, partially block or substantially detract from views of primary focal features.	Allow	Limit above-ground utilities that would partially block or substantially detract from the focal terminus.	Allow		Limit above-ground utilities that would substantially detract from the site.
Permanent Fencing	Prohibit permanent fencing that would block, partially block or substantially detract from views where Mt Hood, Mt St Helens, or a bridge is a primary focal feature. Limit permanent fencing that would block, partially block or substantially detract from views of other primary focal features.	Limit permanent fencing that would block, partially block or substantially detract from views of the primary focal features.	Limit permanent fencing that would block or partially block views of the primary focal features.	Limit permanent fencing that would block or partially block views of the focal terminus.	Allow		Limit permanent fencing that would substantially detract from the site.
Other Conflicting Use	Limit other conflicting uses that would block, partially block or substantially detract from views of primary focal features.	Limit other conflicting uses that would block, partially block or substantially detract from views of primary focal features.	Allow	Limit other conflicting uses that would block or partially block views of the focal terminus.	Allow		Limit other conflicting uses that would substantially detract from the site.

*Tier III Upland Views are determined to not be significant.
** Vegetation is only a conflicting use when the species size or location results in mature or unmaintained vegetation becoming discordant to the scenic resource. All other vegetation is not a conflicting use and is typically considered a primary or contributing feature of the scenic resource.
***Visual focal points are not stand alone scenic resources. Visual focal points are the primary and secondary focal features of a view or are the focal terminus of a view street. A use can become conflicting with the visual focal point only as it relates to how the focal point is seen from a viewpoint or view street. Therefore, the ESEE recommendations for the viewpoint or view street address the focal feature.

4.b. Implementation Tools

The general ESEE recommendations will be implemented at each resource based on the site-specific analysis presented in Chapter 4. Below is a summary of the types of implementation tools that will be used:

Zoning and Land Use

There are three zoning tools that will be used to protect scenic resources: building height restrictions, scenic overlay zones and design guidelines.

The first zoning tool is building height limits adopted through the zoning code. Over the past 30 years, the Central City Plan District has used limits on building heights to protect scenic resources as well as historic resources, neighborhood character and relationship to the Willamette River Greenway. Each scenic resource with a general recommendation to prohibit or limit building height, mass or placement will be further evaluated in Chapter 3 to determine if the existing building heights are sufficient to implement the recommendation or if adjustments to the allowed heights are needed.

The second zoning tool is views protected with specific scenic overlay zones adopted through the code. The Scenic Resources Protection Plan originally implemented these overlay zones and associated code language to ensure that no structures, buildings or vegetation be placed within the overlay zone that could block the scenic resources. Some of the overlay zones are accompanied by specific building height limitations or limitations on vegetation removal when vegetation is a primary or secondary visual focal feature of the resource. Each scenic resource with a general recommendation to prohibit or limit conflicting uses will be further evaluated and the scenic overlay zone updated accordingly. The code language may also be updated to make sure all conflicting uses are addressed.

Another tool is design guidelines. Design guidelines are used for specific areas, districts or streets to ensure that development fits into the existing and desired future character of the area. Design guidelines can be used to specify the way a building's frontage interacts with sidewalks and streets. Design guidelines could also be used to explain how vegetation or structures should enhance the scenic resources.

Vegetation Management Plans

For many scenic resources, overgrown and unmaintained vegetation has resulted in visual focal points being blocked or obscured. Even if the vegetation is currently not a conflicting use, the species type or placement could become conflicting without management. Each scenic resource with a general recommendation to prohibit or limit conflicting vegetation will be further evaluated and site-specific recommendations about vegetation management provided.

Other Non-Regulatory Tools

Improvements in the way that the public can access a scenic resource may be recommended. Bus stops, bike lanes, sidewalks, change in grade and wayfinding tools to help a diversity of people find and enjoy the resources may be recommended. ADA accessibility should be addressed at some of the resources to ensure access for all people.

Investments in amenities, such as lighting and benches, may improve the safety and experience of the scenic resources. Addition of interpretation, including signs or telescopes, would add interest and provide education to visitors.

Chapter 5 – Site-Specific ESEE Decisions for Viewpoints and View Corridors

Chapter 3 is the general ESEE analysis, which results in recommendations for all categories of scenic resources and conflicting uses. Chapter 3 provides a more in-depth analysis of view corridors and allowed building heights. In Chapter 4, the general recommendations are applied to the individual viewpoints and view corridors and adjustments or clarifications are made based on the context of the resource in its setting, additional analysis (Chapter 3) or guidance from the CC2035 plan. For example, the general ESEE recommendation for two viewpoints in close proximity and with similar views may be to limit conflicting uses for both viewpoints. The site-specific decision may be to limit conflicting uses on one but allow conflicting uses on the other. A detailed explanation of the decision is provided along with photographs, maps and other graphics that further depict the decision. There are 133 views with associated viewpoints included. Map 5 shows the decisions for viewpoints and view corridors based on the site-specific analysis.

5.a. Policy Priorities

In general, the following policy priorities were used to adjust and clarify the general recommendations for each viewpoint.

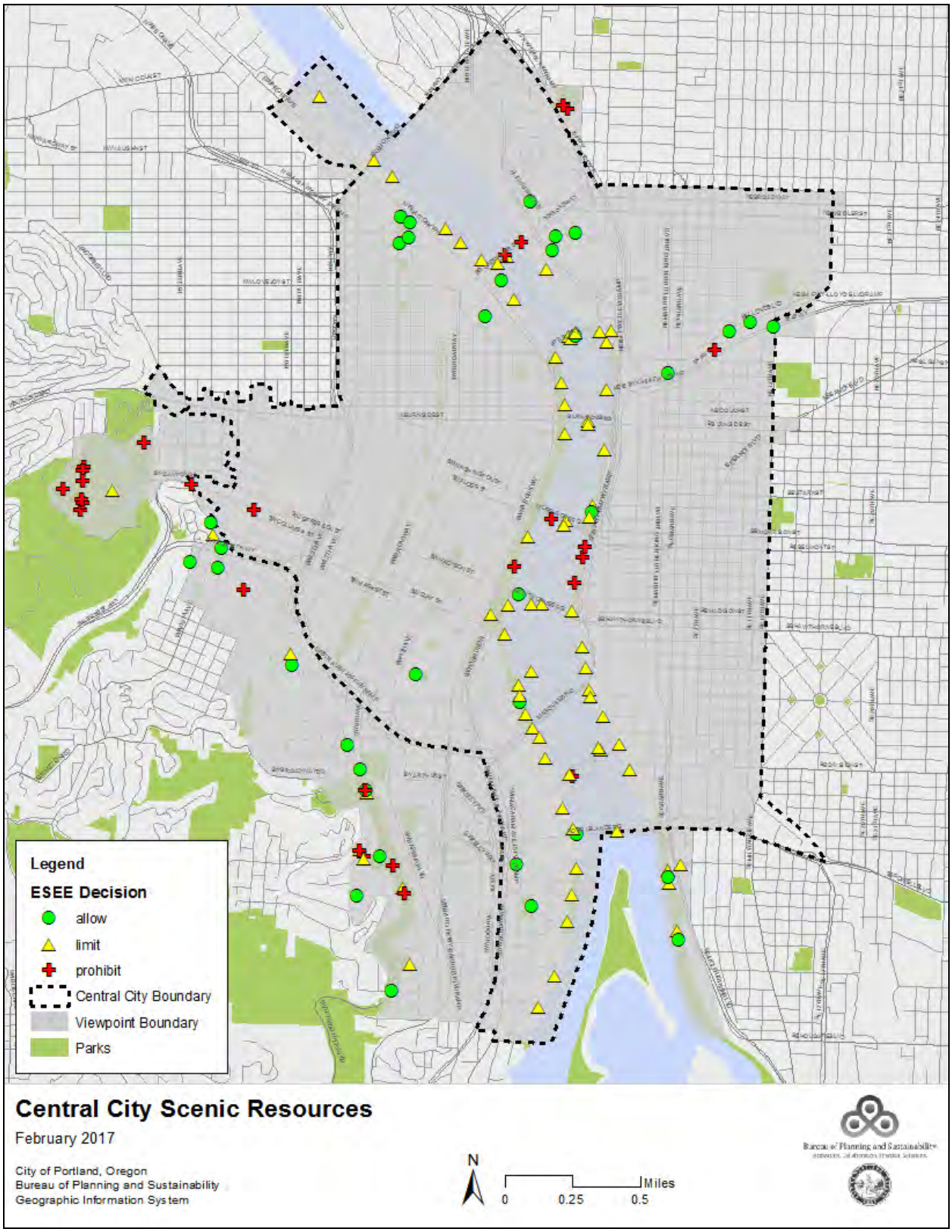
Developed and Frequently Visited Viewpoints

Portland has been protecting views for many years. There are long established, developed viewpoints with supporting infrastructure, such as benches or telescopes, throughout the Central City. Typically, these viewpoints have been invested in, are maintained as viewpoints, and exist in locations that are frequently visited by a high volume of people, such as the International Rose Test Garden, Terwilliger Boulevard or Governor Tom McCall Waterfront Park. Views from developed and frequently visited viewpoints are a priority for continued protection, maintenance and investment.

In some situations, there are views that are a priority for protection from viewpoints that are not developed. These viewpoints are typically in locations that lend themselves to easy access from multiple forms of transportation – vehicle, bus, bike, foot – and have enough space for investment in supporting infrastructure.

Views of Area Mountains from Upland Viewpoints

Surrounding Portland are mountains that help define the visual setting of the city. Mt Hood and Mt St Helens can be seen from various viewpoints that have been protected over time. These views are iconic to Portland and draw tourists to locations like the International Rose Test Garden in Washington Park. Continued protection of views of Mt Hood and Mt St Helens is a high priority. This can be achieved by limiting building and vegetation heights and allowing vegetation management within the view corridor. When possible, Mt Rainier, which can be seen to the west of Mt St Helens, should be included in the view corridor for Mt St Helens.



Map 5: Viewpoints and View Corridors ESEE Decisions

Mt Adams can also be seen from some upland viewpoints; however, Mt Adams is partially blocked by the foothills of the Cascades. Overall, views of Mt Adams are not a priority for protection. The exception is when there is a view of Mt Adams from an established and well visited viewpoint and the view has few conflicts with potential building height.

View of Mt Hood from River Viewpoints

There are multiple viewpoints located along the western riverbank of and bridges crossing the Willamette River that include a view of Mt Hood. This occurs today because building heights in the Central Eastside have been low historically, supporting primarily industrial uses. It is anticipated that new development, with an evolving focus on high tech and creative industrial uses, will result in buildings that are taller. While it is a priority to protect views of Mt Hood, the economic impact of protecting views of Mt Hood from low elevation viewpoints along the river is high, ranging from $8M to $94M reduction in development value and 1,100 to 13,000 reduction in job capacity (see Table 4). It is recommended that two of the ten viewpoints be protected and the remaining eight viewpoints result in an allow decision.

Table 4: Economic Impact of Protecting Views of Mt Hood from the Willamette River

Viewpoint	Location	Focal Features	Square Feet of Conflict within View Corridor [1]	Reduction in Development Value within View Corridor [2]	Reduction in Job Capacity within View Corridor [2]
NW14	Broadway Bridge	Mt Hood	2,607,772	$93,879,792	13,044
SE07	Morrison Bridge	Mt Hood	437,537	$15,751,332	2,192
SE21	Tilikum Crossing - East	Mt Hood	223,000	$8,028,000	1,115
SW01	Greenway Trail at SW Ankeny	Mt Hood	986,467	$35,512,812	4,937
SW11	Greenway Trail at SW Morrison	Mt Hood	838,994	$30,203,784	4,197
SW17	Salmon Springs	Mt Hood	302,150	$10,877,400	1,512
SW26	Hawthorne Bridge	Mt Hood	743,279	$26,758,044	3,720
SW36	Greenway Trail - Montgomery St Gardens	Mt Hood	981,598	$35,337,528	4,912
SW38	Greenway Trail - Pedestrian Trail	Mt Hood	1,026,698	$36,961,128	5,138
SW46	Tilikum Crossing - Southwest	Mt Hood	218,168	$7,854,048	1,093

[1] If a view corridor crosses any portion of a BLI site, the entire BLI site is treated as if it were within the view corridor.
[2] Assumes $36/sq ft and 1 job/200 sq ft

Viewpoint SW46 is located on the newly constructed Tilikum Crossing. The bridge connects the South Waterfront innovation district at Oregon Health and Science University to the Central Eastside at the Oregon Museum of Science and Industry. Because it is at a high elevation there are fewer economic impacts that other views of Mt Hood from the Greenway Trail or other Willamette River bridges. SW46 is chosen over SE21, another view of Mt Hood from Tilikum Crossing, because SW46 provides a higher quality view due to the extent of the Willamette River seen in the foreground.

Views of Willamette River Bridges from Upland Locations

Portland is known as “Bridge City USA” because there are 12 bridges that cross the Willamette River, nine of which are located in the Central City. The Willamette River bridges can be seen in most views of and across the Central City. However, in many of the views bridges are contributing, not primary,

features. Views of the Willamette River bridges are a priority when the bridge is a primary feature of the view. This very rarely occurs from upland viewpoints; when it does occur the view of the bridge should be protected.

Views of Bridges and the Central City Skyline from the Willamette River

From the Greenway Trail on the western riverfront and the Eastbank Esplanade on the eastern riverbank, there are many opportunities to view bridges or the Central City skyline with the Willamette River in the foreground. The location of these viewpoints is riverward of any development; therefore, there are no conflicting uses with building heights or massing that would potentially impact the views. However, some of the viewpoints could be impacted by vegetation growing on the riverbank and partially blocking the view.

Riverbank vegetation is an important part of a healthy riparian corridor along the Willamette River. Vegetation provides localized shade, nutrients and structure to the river, particularly at shallow water locations. Vegetation in the floodplain helps to attenuate river flows. Vegetation also provides resting, nesting and feeding opportunities for birds and other animals. The Willamette River is on the Pacific Flyway for migrating birds. In addition, vegetation helps to stabilize the riverbanks. For all of these reasons, it is important to allow the riverbanks to be revegetated where possible.

To maximize the riverbank enhancement opportunities, only the viewpoints that offer the best views of each of the bridges and the best views of the skyline should be protected. Vegetation within these view corridors should be limited to shrubs and groundcover and maintained to keep the vegetation from blocking the views. Trees should not be planted within these view corridors.

Views of the Central City Skyline and West Hills

Views of Portland's Central City skyline are a priority for protection. The skyline is evolving and will change over time. Today one building may be a dominating feature of the skyline, but 10 years from now a different building may dominate the view. The policy of protecting views of the Central City skyline is not intended to preserve a view of any single or mix of existing buildings but rather to protect wide views of the changing skyline. This can be achieved by limiting structure and vegetation height near viewpoints.

From the east, looking west, the skyline is set against the backdrop of the West Hills. The contrast of built and natural features creates a dynamic view. Maintaining permeability between the buildings to the West Hills is a policy priority. This can be achieved by using a combination of limits on building heights and floor-to-area ratios that incent towers that occupy ½ or ¼ blocks, rather than entire city blocks.

Views Unique to a Neighborhood

Portland's terrain includes hills on the west side of the Willamette River and flatter areas on the east side, with a few prominent buttes and ridges. By virtue of their elevation, there are many views from the West Hills to the Central City skyline and area mountains. This allows more flexibility when choosing which viewpoints and views to protect.

A large portion of the views from viewpoints in the West Hills are from small, neighborhood streets that primarily serve the residents near the viewpoint. Many of the viewpoints are difficult to find and lack infrastructure, like sidewalks, benches or nearby parking. Typically vegetation growing on the hillside in front of the viewpoint is blocking or partially blocking the view. The slopes are very steep and the vegetation is providing slope stability, as well as habitat. The priority is to choose to protect views that are more frequently used by the public, are more easily accessible and have developed viewpoints or are at locations where a viewpoint could be developed. Choosing one representative view to protect from like situations, such as nearby viewpoints with similar views, is recommended to minimize removal of vegetation on the steep slopes.

Due to the lower elevation on the east side of the Central City, there are not as many views from the neighborhoods to the Central City skyline or Willamette River bridges. When an upland view from the east looking west is identified, it is a priority for protection even if the viewpoint is not developed or frequently used.

South Waterfront

In 2006, the City produced the *South Waterfront Public Views and Visual Permeability Assessment*. The assessment included an analysis of views from SW Terwilliger Boulevard to Mt Hood and from the Springwater Corridor to the West Hills. The plan identified five viewpoints that must be considered when designing buildings in South Waterfront. Those viewpoints are show in Figure 7: the northernmost pullout along SW Terwilliger Boulevard (SW51), the pullout along SW Terwilliger Boulevard just south of SW Campus Drive (SW62), the pullout along SW Terwilliger Boulevard just north of the Charthouse Restaurant (which is outside of the CCSRPP boundary), the collection of picnic tables and benches along the Springwater Corridor west of SE Franklin Street (SE26-28), and the intersection of SE Caruthers Street and the Greenway Trail/Springwater Corridor (SE19). The recommendations of the *South Waterfront Public Views and Visual Permeability Assessment* are upheld. Building height limits in South Waterfront are not being amended by this CCSRPP. However, the viewpoints along the Willamette River have been moved slightly to reflect existing conditions and development that has already occurred in South Waterfront.

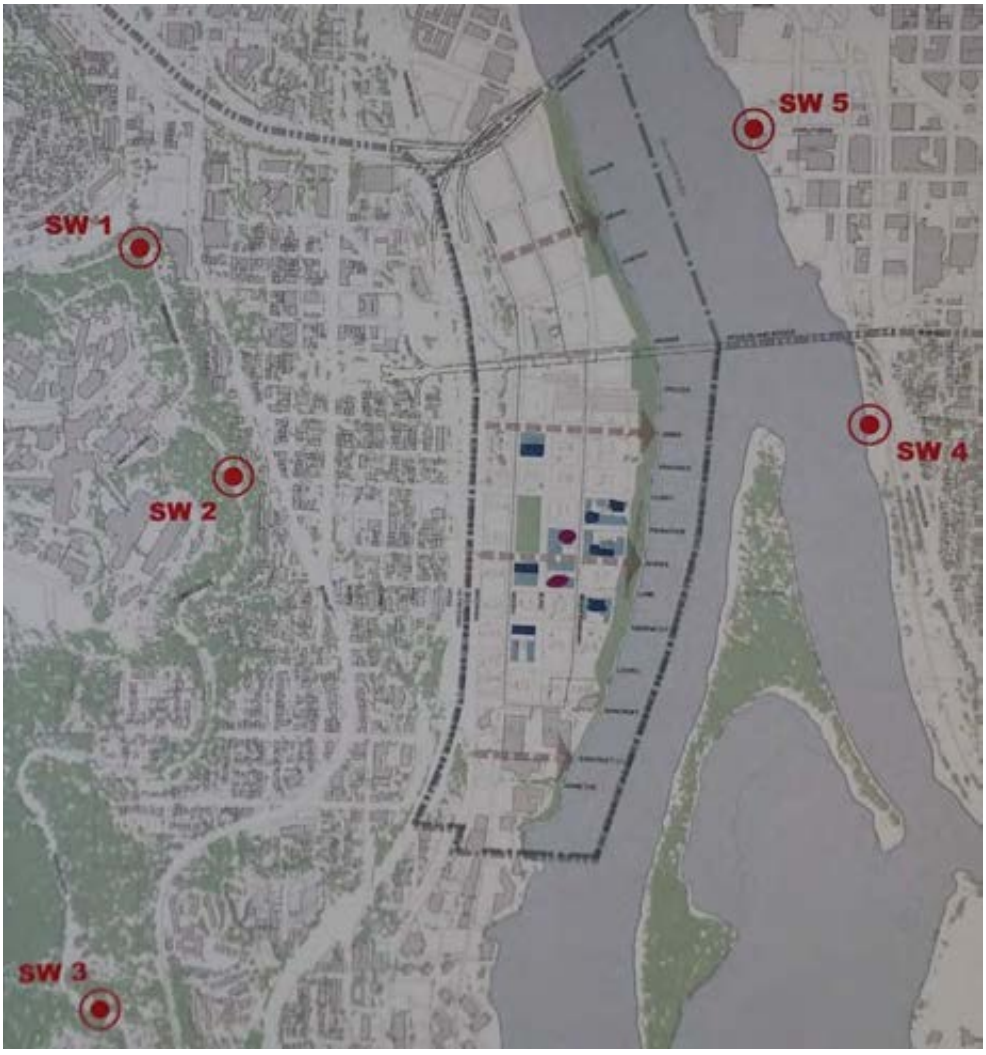


Figure 6: South Waterfront Public Views and Visual Permeability Assessment Viewpoints

5.b. Site-Specific Recommendations

Each viewpoint has the same information provided. Below is a template that describes the narrative, map and photograph.

Viewpoint ID: Location

Map of viewpoint and view corridor
Shows the location of the viewpoint. If the view corridor has a limit or prohibit decision the view corridor is shown; except when there are no conflicting uses with the view corridor.

Site-Specific ESEE Decision: The final, site-specific ESEE decision. There may be more than one decision for views that include multiple focal features. For example, the view of Mt Hood may have a prohibit decision while the view of the Central City skyline has a limit decision.

Protected focal feature(s) of the view: List of focal features that the ESEE decision applies to. The term "protected" applies to both limit and prohibit decisions. Protected views can include different levels of protection from preventing any impacts to the view to allowing some minimal impacts. This list is further explained by the photograph with decision reflected as a red (prohibit) or yellow (limit) box. In some cases the list will include a general feature, such as the Central City skyline, and the photograph will show the decision applying to a portion of the skyline. If the ESEE decision is to allow conflicting uses, then "N/A" is used to indicate no protected focal features.

Explanation: Summarizes the inventory of the view and viewpoint, including ranking and existing discordant features (if any).

Next a description of the ESEE decision is provided. This description is intended to describe the parameters of the decision, including the special aspects of the decision. Tools to manage the resources are provided. For example, if the decision is to prohibit conflicting uses then the tool is to limit building and vegetation heights within the view corridor.

Photograph of the view
Shows the width and height of the view corridor. The ESEE decision is depicted with a box around the focal features of the view that should be protected – red for a prohibit decision or yellow for a limit decision. When the ESEE decision is to allow there is no box shown on the photograph.

The combination of the map and photograph are intended to provide visual representation of the explanation.

In some situations, the viewpoint was not accessible and a photograph could not be taken.

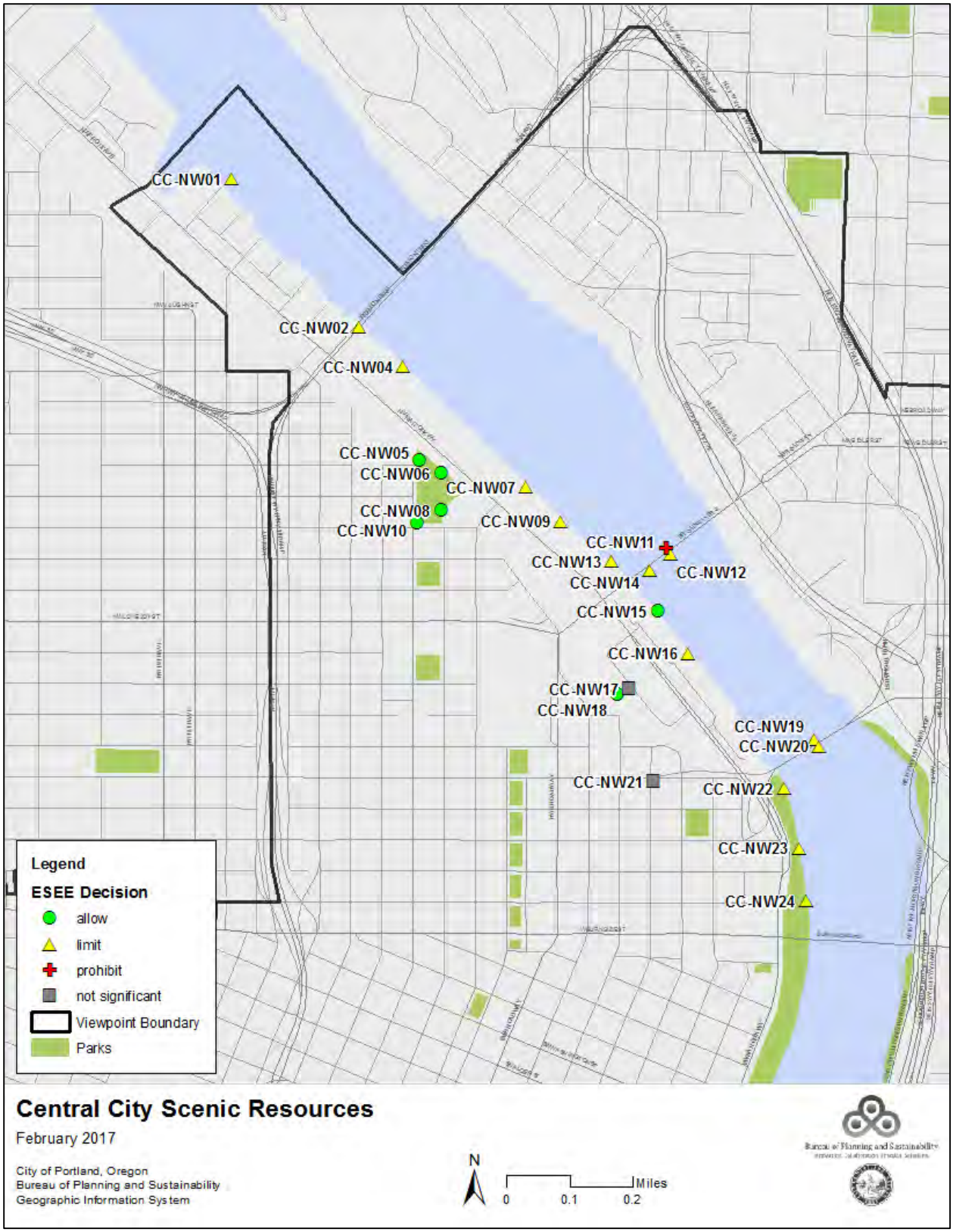
5.c. Northwest

There are 23 viewpoints in the northwest quadrant; two are Tier III and not significant and the other 21 receive a site-specific decision. The viewpoints are numbered within the quadrant starting in the northwest corner and progressing left to right from Riverscape Pier south to W Burnside Street. Map 6 shows the ESEE Decisions.

The ESEE Decision for each view is depicted in the following way:

- A red box is drawn around the portion of the view where the prohibit decision is applied
- A yellow box is drawn around the portion of the view where the limit decision is applied
- Outside of the red or yellow box the allow decision is applied
- No box indicates an allow decision for the entire view

Note – Viewpoint CCNW03 is intentionally missing. Photos and data were collected; however, after the preliminary analysis, it was determined that the view did not meet the criterion for inclusion in the Scenic Resources Inventory (see Part 2). CCNW17 and CCNW21 were determined to be not significant and, therefore, do not receive a site-specific decision.



Map 6: Northwest Viewpoint ESEE Decisions

CCNW01: RIVERSCAPE PIER

Site-Specific ESEE Decision: The ESEE decision is:

1. *Limit* conflicting vegetation within view corridor to the Willamette River and Fremont Bridge.
2. *Allow* conflicting structures.

Protected focal feature(s) of the view: Willamette River, Fremont Bridge

Explanation: Located at the northern terminus of the current developed Greenway Trail, this viewpoint is on historic Portland Terminal 1. The view captures a large expanse of the Willamette River and Portland Harbor, stretching far to the north and south. The Fremont Bridge is also a strong element and the vegetation on the eastern bank contributes to the scenic quality of the view. The Broadway Bridge and industrial Albina are visible in the distance and Forest Park, though not captured in this photo, is also visible to the west. This view is in Group C because it lacks the presence of multiple strong focal features such as urban skyline or mountains. While the pier extends out over the river, it is not specifically developed as a viewpoint. The view from CCNW01 is ranked Group C.

The general ESEE recommendation for a Group C view is to allow conflicting structures and limit conflicting vegetation within view corridors to primary focal features. That recommendation stands (shown in yellow). However, this viewpoint is located on a pier out over the Willamette River such that there is no potential for structures or vegetation to block views of the Willamette River or Fremont Bridge.

CCNW02: GREENWAY TRAIL WEST – UNDER FREMONT BRIDGE

Site-Specific ESEE Decision: The ESEE decision is to:

1. *Limit* conflicting vegetation within view corridor to the Willamette River and Fremont Bridge.
2. *Allow* conflicting structures.

Protected focal feature(s) of the view: Willamette River, Fremont Bridge (underside)

Explanation: Taken directly under the Fremont Bridge, this view includes a panorama of the Willamette
River with views across to the Portland Harbor. The Lower Albina grain mills are visible and the large ships add interest when docked. The Broadway Bridge and Convention Center spires can be seen in the distance. This developed viewpoint is currently only connected to the Greenway Trail to the south. The view from CCNW02 is ranked Group C.

The general ESEE recommendation for a Group C view is to allow conflicting structures and limit conflicting vegetation within view corridors to primary focal features. That recommendation stands (shown in yellow). However, this is a developed viewpoint along the Greenway Trail so there is no potential for structures to block views of the Willamette River or Fremont Bridge. The recommendation is to limit conflicting vegetation to preserve a view of the Willamette River and Fremont Bridge.

CCNW04: GREENWAY TRAIL WEST – SOUTH OF FREMONT BRIDGE

Site-Specific ESEE Decision: The ESEE decision is

1. *Limit* conflicting vegetation within view corridor to the Willamette River and Fremont Bridge.
2. *Allow* conflicting structures.

Protected focal feature(s) of the view: Willamette River, Fremont Bridge

Explanation: Though not visible in the panorama photo due to camera lens constraints, the Fremont Bridge to the left dominates this view. The large expanse of the Willamette River, stretching far to the north, is also a primary focal element. Lower Albina, the grain mill, the riverbank, and the Broadway Bridge are secondary focal features. The viewpoint itself is a long, linear viewing platform with many benches; it juts out over the river and is a good spot for fishing. The view from CCNW04 is ranked Group B.

The general recommendation for a Group B view without a view of Mt Hood or Mt St Helens is to allow conflicting structures and limit conflicting vegetation. That recommendation stands (shown in yellow). However, due to the location of the viewpoint on a boardwalk that extends out over the water there is no potential for structures or vegetation to block views of the Willamette River and Fremont Bridge.

CCNW05: THE FIELDS PARK – NW QUIMBY STREET AND NW 11TH AVENUE

Site-Specific ESEE Decision: The ESEE decision is to:

1. *Allow* conflicting structures and vegetation.

Protected focal feature(s) of the view: N/A

Explanation: Located at a developed viewpoint with a bench along a path at the northern edge of The Fields Park in the Pearl District, there are two separate views from this location. The northerly view is a close-up of the Fremont Bridge and the northeasterly view is of Centennial Mills with vegetation in the foreground. The developed park provides an upper and lower walking trail with different views; this adds to the use of this location as a viewpoint. The park landscaping in the foreground contributes to the scenic quality of the view. The views from CCNW05 are ranked Tier II.

The general recommendation for Tier II views without a view of Mt Hood or Mt St Helens is to allow conflicting structures and limit conflicting vegetation. However, after considering the economic, social, environmental, and energy consequences of limiting conflicting vegetation to maintain this view, staff determined that the benefits of maintaining this view do not outweigh the costs of limiting vegetation. There are similar but better views of the Fremont Bridge from the Greenway Trail and the fate of Centennial Mills is not certain. Therefore, the recommendation is to allow all conflicting uses.

CCNW06: THE FIELDS PARK – EAST PATH

Site-Specific ESEE Decision: The ESEE decision is to:

1. *Allow* conflicting structures and vegetation.

Protected focal feature(s) of the view: N/A

Explanation: The viewer's eye is drawn down this eastern path of The Fields Park toward the Broadway Bridge. One of the Steel Bridge towers is also visible. The Broadway Bridge is framed on either side by buildings, though these also block a full view of the bridge. The developed park provides an upper and lower walking trail with different views; this adds to the use of this location as a viewpoint. The vegetation along the path in the foreground contributes positively to the scenic quality of the view and helps draw the viewer's eye into the scene. The view from CCNW06 is ranked Tier II.

The general recommendation for Tier II views without a view of Mt Hood or Mt St Helens is to allow conflicting structures and limit conflicting vegetation. However, after considering the economic, social, environmental, and energy consequences of limiting conflicting vegetation to maintain this view, staff determined that the benefits of maintaining this view do not outweigh the costs of limiting vegetation. There are similar but better views of the Broadway Bridge from the Greenway Trail nearby. Therefore, the recommendation is to allow all conflicting uses.

CCNW07: GREENWAY TRAIL WEST – AT APPROXIMATELY NW 9th AVENUE

Site-Specific ESEE Decision: The ESEE decision is to:

1. *Limit* conflicting vegetation within a view corridor to the Willamette River.
2. *Allow* conflicting structures.

Protected focal feature(s) of the view: Willamette River

Explanation: Located just south of Centennial Mills, this view looks out across the Willamette River to Lower Albina, dominated by the large grain mill in the center, with the Fremont Bridge on the left and the Broadway Bridge on the right. This viewpoint also provides the opportunity to catch industrial ships coming and going from the harbor. This is the northern of two developed viewpoints along this stretch of the Greenway Trail. Compared to the more southern point, this viewpoint has more discordant vegetation, partially blocking the view of the Fremont Bridge. This developed viewpoint is along the northern section of the Greenway Trail and has a moderate amount of bicycle and pedestrian traffic. The view from CCNW07 is ranked Group C.

The general recommendation for a Group C view is to allow conflicting structures and limit conflicting vegetation. However, this viewpoint is along the Greenway Trail where there is no potential for conflicting structures to block the view. The view from CNW07 is a panoramic view. Based on the environmental analysis, staff does not recommend limiting vegetation for the entirety of the panorama. There are two developed viewpoints to the north (CCNW04) and south (CCNW09) of this viewpoint that offer clearer views of the Fremont and Broadway Bridges. Therefore, the recommendation is to limit conflicting vegetation to preserve a view of the Willamette River (shown in yellow).

CCNW08: THE FIELDS PARK – SOUTHEAST PATH

Site-Specific ESEE Decision: The ESEE decision is to:

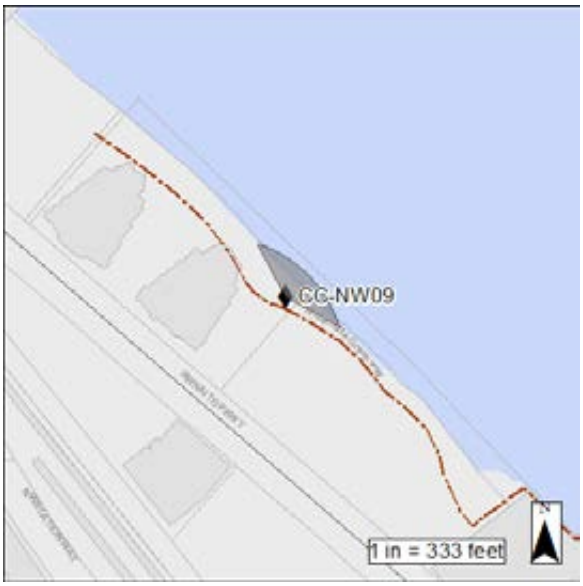
1. *Allow* conflicting structures and vegetation.

Protected focal feature(s) of the view: N/A

Explanation: This view captures both the Fremont Bridge and Centennial Mills. Taken from the end of the southeast path, the view looks out across the main field and swath of tall grasses. Though not fully visible due to camera lens constraints, the water tower atop Centennial Mills contributes a positive historic and scenic quality to the view. Both the Fremont Bridge and Centennial Mills have an industrial character which is softened by the vegetation in the foreground, making this a well-balanced, aesthetically pleasing view. The developed park provides an upper and lower walking trail with different views; this adds to the use of this location as a viewpoint. The view from CCNW08 is ranked Tier II.

The general recommendation for Tier II views without Mt Hood or Mt St Helens as a primary focal feature is to allow conflicting structures and limit conflicting vegetation within view corridors to primary focal features. However, after considering the economic, social, environmental, and energy consequences of limiting conflicting vegetation to maintain this view, staff determined that the benefits of maintaining this view do not outweigh the costs of limiting vegetation. There are similar views of the Fremont Bridge from the Greenway Trail nearby and the future status of Centennial Mills is unknown. Therefore, the recommendation is to allow all conflicting uses.

CCNW09: GREENWAY TRAIL WEST – AT APPROXIMATELY NW NORTHRUP STREET



Site-Specific ESEE Decision: The ESEE decision is to:

1. *Limit* conflicting vegetation within view corridor to the Willamette River, Fremont Bridge, and Broadway Bridge.
2. *Allow* conflicting structures.

Protected focal feature(s) of the view: Willamette River, Fremont Bridge, Broadway Bridge

Explanation: Located just south of Centennial Mills, this view looks out across the Willamette River to Lower Albina, dominated by the large grain mill in the center, with the Fremont Bridge on the left and the Broadway Bridge on the right. This is the southern of two viewpoints along this stretch of the Greenway Trail. Compared to the more northern point, this viewpoint has less discordant vegetation, though overgrown vegetation still slightly encroaches on the view from the left and right. The Broadway Bridge is also closer, and thus appears larger. This developed viewpoint is along the northern section of the Greenway Trail and has a moderate amount of bicycle and pedestrian traffic. The view from CCNW09 is ranked Group C.

The general recommendation for a Group C view is to allow conflicting structures and limit conflicting vegetation within view corridors to primary focal features. However, this viewpoint is along the Greenway Trail where there is no potential for conflicting structures to block the view. The current view is a panorama. Staff do not recommend limiting vegetation across the entirety of the panorama. The recommendation is to limit conflicting vegetation to preserve a view of the Willamette River, Fremont Bridge, and Broadway Bridge (shown in yellow).

NW10: THE FIELDS PARK – NW OVERTON STREET AND NW 11th AVENUE

Site-Specific ESEE Decision: The ESEE decision is to:

1. *Allow* conflicting structures and vegetation.

Protected focal feature(s) of the view: N/A

Explanation: This view, taken from the corner of The Fields Park at NW Overton Street and NW 11th Avenue, looks down a paved path and across a grassy field to Centennial Mills. The path, which is lined by birches, helps draw the viewer's eye toward Centennial Mills as a focal point. As the trees grow, they may obscure the view. The developed park provides an upper and lower walking trail with different views; this adds to the use of this location as a viewpoint. Though there are multiple benches along the sides of the path, the view is best from the center of the path. The view from CCNW10 is ranked Tier II.

The general recommendation for Tier II views without Mt Hood or Mt St Helens as a primary focal features is to allow conflicting structures and limit conflicting vegetation within view corridors to primary focal features. However, after considering the economic, social, environmental, and energy consequences of limiting conflicting vegetation to maintain this view, staff determined that the benefits of maintaining this view do not outweigh the costs of limiting vegetation, especially since the fate of Centennial Mills is not certain. Therefore, the recommendation is to not protect this view and to allow all conflicting uses.

CCNW11: BROADWAY BRIDGE – NORTH SIDE, CENTER

Site-Specific ESEE Decision: The ESEE decision is:

1. *Prohibit* conflicting structures and vegetation within the view corridor to the Fremont Bridge and Willamette River.

Protected focal feature(s) of the view: Willamette River, Fremont Bridge

Explanation: A wide expanse of the Willamette River draws the viewer's eye in toward the Fremont Bridge. To the left, one can see Forest Park and the Pearl District waterfront, to the right, Lower Albina. The superior position of the viewer along with the central placement of the river makes this one of the best views of the Fremont Bridge. Currently, the Broadway Bridge does not have any pedestrian refuges from which to enjoy the view. It also lacks a separated bike lane so the sidewalk gets used by both pedestrians and bicyclists making it more difficult to stop and enjoy the view without disrupting the flow of bicycle and pedestrian traffic. The view from CCNW11 is ranked Group A.

The general recommendation for Group A views is to prohibit conflicting structures and vegetation within view corridors to Mt Hood, Mt St Helens, and bridges and to limit conflicting structures and vegetation within view corridors to other primary focal features. Based on the general ESEE recommendation, a limit decision would be applied to the Willamette River. However, the Willamette River is an integral aspect of this Group A river view; thus, staff recommend applying a prohibit decision within the view corridor to the river (shown in red). Currently, because this viewpoint is on a bridge out over the Willamette River, there are no conflicting uses (structures or vegetation) that could block the view of the Fremont Bridge and Willamette River.

CCNW12: BROADWAY BRIDGE – SOUTH SIDE, CENTER

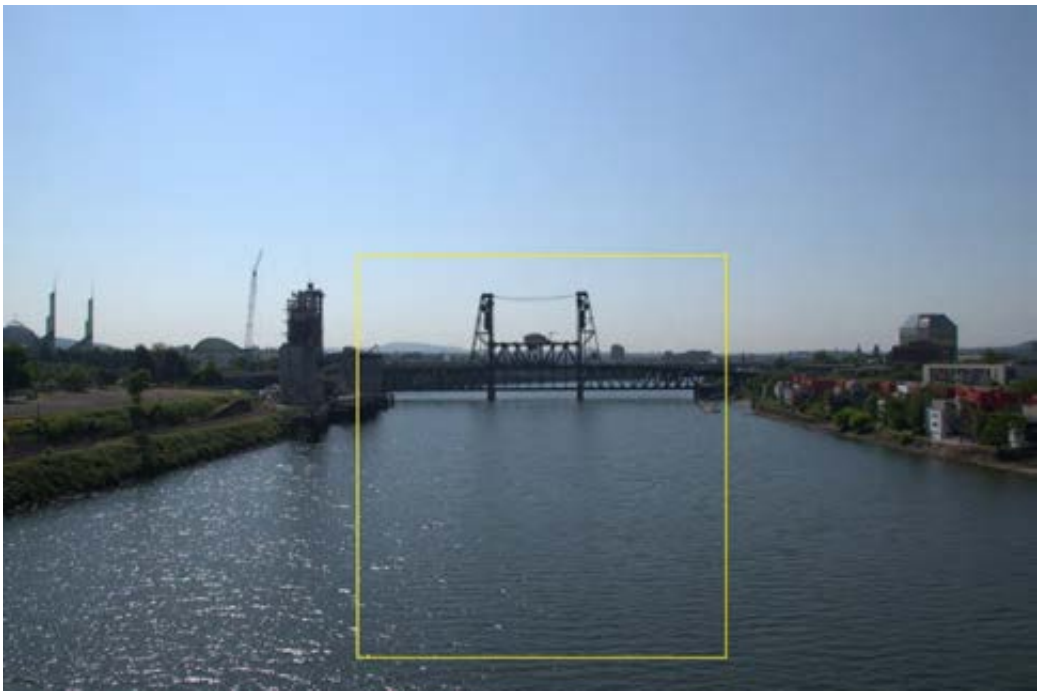
Site-Specific ESEE Decision: The ESEE decision is to:

1. *Limit* conflicting vegetation within view corridor to Willamette River and Steel Bridge.
2. *Allow* conflicting structures.

Protected focal feature(s) of the view: Willamette River, Steel Bridge

Explanation: Looking straight up (south) the middle of the Willamette River, one can see the Steel Bridge in the center flanked by the Convention Center spires, Moda Center, and grain mill on the left and the Old Town/Chinatown waterfront, Downtown skyline, U.S. Bancorp Tower, Union Station, and the West Hills on the right. Currently, the Broadway Bridge does not have any pedestrian refuges from which to enjoy the view. It also lacks a separated bike lane so the sidewalk gets used by both pedestrians and bicyclists making it more difficult to stop and enjoy the view without disrupting the flow of bicycle and pedestrian traffic. The view from CCNW12 is ranked Group B.

The general recommendation for Group B views without Mt Hood or Mt St Helens as a primary focal feature is to allow structures and limit conflicting vegetation within view corridors to primary focal features. This recommendation stands (shown in yellow). However, because this viewpoint is on a bridge out over the Willamette River, there are no conflicting uses (structures or vegetation) that could block the view of the Steel Bridge or Willamette River.



CCNW13: GREENWAY TRAIL WEST – NORTH OF THE BROADWAY BRIDGE

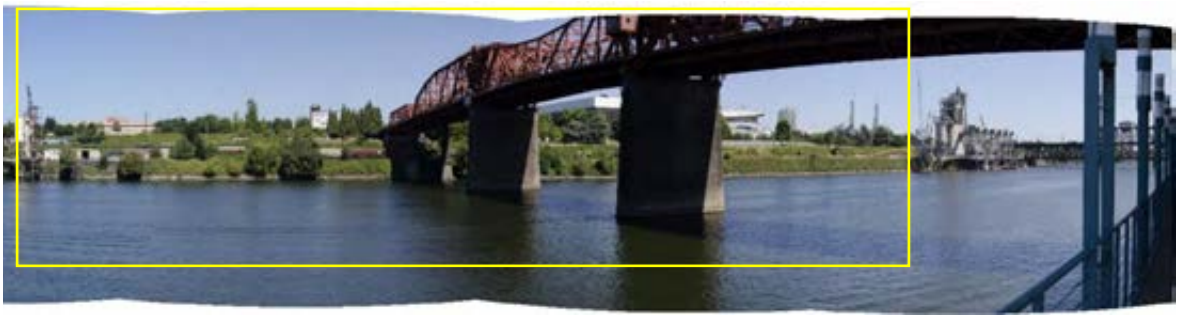
Site-Specific ESEE Decision: The ESEE decision is to:

1. *Limit* conflicting vegetation within view corridor to Willamette River, Broadway Bridge, and Fremont Bridge.
2. *Allow* conflicting structures.

Protected focal feature(s) of the view: Willamette River, Broadway Bridge, Fremont Bridge

Explanation: This view looks out across the Willamette River at Lower Albina. The Fremont Bridge is visible to the left, and the Broadway Bridge to the right. The Convention Center spires are visible in the distance. This viewpoint is on a section of the Greenway Trail that juts out over the river, thus, there is no overgrown vegetation encroaching on the main focal features of the view. There is a developed viewpoint deck just north of this location with tables and chairs, though it is unclear if it is privately or publicly owned. The view from CCNW13 is ranked Group C.

The general recommendation for a Group C view is to allow conflicting structures and limit conflicting vegetation within view corridors to primary focal features. That recommendation stands (shown in yellow). However, CCNW13 is located on a pier out over the water such that there are no conflicting uses (structures or vegetation) that could block the view of the Willamette River.



CCNW14: BROADWAY BRIDGE – SOUTH SIDE, WEST

Site-Specific ESEE Decision: The ESEE decision is to:

1. *Limit* conflicting vegetation within view corridor to the Willamette River and Steel Bridge.
2. *Allow* conflicting structures within view corridor to the Willamette River and Steel Bridge.
3. *Allow* conflicting structures and vegetation within view corridor to Mt Hood.

Protected focal feature(s) of the view: Willamette River, Steel Bridge

Explanation: The Willamette River and Steel Bridge dominate this view. The Convention Center spires, Moda Center, grain mill, Union Station and Old Town/Chinatown waterfront are also visible. In the far distance, Mt Hood can be seen between the Convention Center spires and Lloyd District buildings to the left, though the domed Portland State Office Building partially blocks the view of the mountain. Currently, the Broadway Bridge does not have any pedestrian refuges from which to enjoy the view. It also lacks a separated bike lane so the sidewalk gets used by both pedestrians and bicyclists making it more difficult to stop and enjoy the view without disrupting the flow of bicycle and pedestrian traffic. The original viewpoint was located on the north sidewalk with a view of Mt Hood through the bridge scaffolding. The viewpoint was relocated to the south sidewalk and shot as a panorama. The view from CCNW14 is ranked Group B.

The general recommendation for Group B views is to limit conflicting structures and vegetation within a view corridor where Mt Hood or Mt St Helens is a primary focal feature, and to limit conflicting vegetation within view corridors to other primary focal features. This viewpoint is on a bridge out over the Willamette River so there are no conflicting uses (structures or vegetation) that could block the view of the Steel Bridge or Willamette River. However, conflicting structures or vegetation could block a view of Mt Hood. Therefore, this view was included in a further analysis along with many other views of Mt Hood from bridges and the Greenway Trail. Through this additional the recommendation for the view corridor to Mt Hood is to allow conflicting uses. The general ESEE recommendation stands for the view corridor to the Willamette River and Steel Bridge (allow conflicting uses and limit conflicting vegetation).

CCNW15: GREENWAY TRAIL WEST – SOUTH OF THE BROADWAY BRIDGE

Site-Specific ESEE Decision: The ESEE decision is:

1. *Allow* conflicting structures and vegetation.

Protected focal feature(s) of the view: N/A

Explanation: This view looks east across the Willamette River with views of the Broadway and Steel Bridges. The Fremont Bridge, grain mill, and riverbank are secondary focal features. This viewpoint is on a section of the Greenway Trail that juts out over the river, thus, there is no overgrown vegetation encroaching on the main focal features of the view. The view from CCNW15 is ranked Group B.

The general recommendation for a Group B view without Mt Hood or Mt St Helens as a primary focal feature is to allow conflicting structures and limit conflicting vegetation within view corridors to primary focal features. However, due to the location of the viewpoint on a boardwalk section of the Greenway Trail out over the water, there is no potential for structures or vegetation to block the view. There is a developed viewpoint just south of here (CCNW16) that offers a similar but more complete view of the Broadway Bridge along with a similar view of the Steel Bridge. Therefore, the recommendation for this viewpoint is to allow all conflicting uses.

CCNW16: GREENWAY TRAIL WEST – BETWEEN THE BROADWAY AND STEEL BRIDGES

Site-Specific ESEE Decision: The ESEE decision is to:

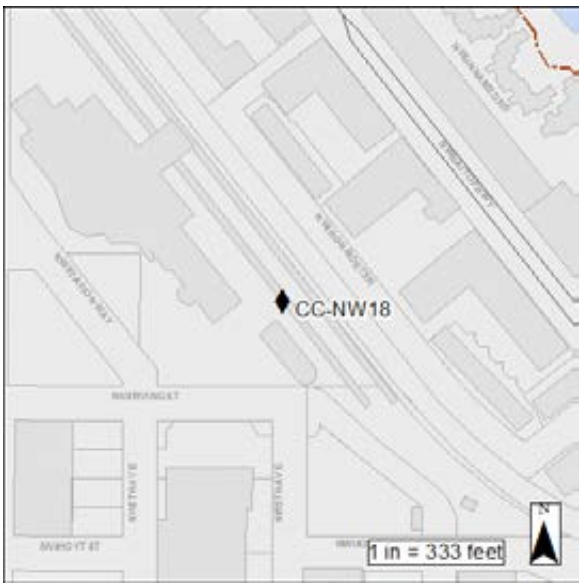
1. *Limit* conflicting vegetation within view corridor to the Willamette River, Broadway Bridge, and Steel Bridge.
2. *Allow* conflicting structures.

Protected focal feature(s) of the view: Willamette River, Broadway Bridge, Steel Bridge

Explanation: This view across the Willamette River from the Greenway Trail is framed by the Broadway and Steel Bridges. The Fremont Bridge, grain mill, and riverbank are secondary focal features. There is a development site located along N Thunderbird Way between the river and Moda Center that, depending on its design, could contribute positively or negatively to the view. The view from CCNW16 is ranked Group B.

The general recommendation for a Group B view without Mt Hood or Mt St Helens as a primary focal feature is to allow conflicting structures and limit conflicting vegetation within view corridors to primary focal features. That recommendation stands (shown in yellow). However, due to the location of this viewpoint along the Greenway Trail West, there is no potential for structures to block the view. Vegetation could grow up and block the view. The recommendation is to limit conflicting vegetation within the view corridor to maintain a view of the Willamette River, Broadway Bridge, and Steel Bridge.

CCNW18: UNION STATION PEDESTRIAN BRIDGE – WEST



Site-Specific ESEE Decision: The ESEE decision is to:

1. *Allow* conflicting structures and vegetation.

Protected focal feature(s) of the view: N/A

Explanation: Though not visible in the panoramic photo due to lens constraints, the primary focal features of this view is the Union Station clock tower, which looms just above the pedestrian bridge from which this photo was taken. The viewer's eye is also led down the railroad tracks to the Fremont and Broadway Bridges in the background. The pedestrian bridge is only accessible by foot. This viewpoint was relocated from its original location at the rail yards to the southwest of the station because the rail yards are not publicly accessible. The original viewpoint included views of the Broadway Bridge, Albers Mill, Union Station and McCormick Pier Apartments; this relocated viewpoint on the pedestrian bridge offers a similar view. The view from CCNW18 is ranked Tier II.

The general recommendation for Tier II views without Mt Hood or Mt St Helens as a primary focal feature is to allow conflicting structures and limit conflicting vegetation within view corridors to primary focal features. However, this viewpoint is located such that only the train station platform in between it and the view of the clock tower; thus, vegetation could not grow to block the view of the tower. In addition, this is not a heavily visited pedestrian bridge and there are much clearer views of the Broadway Bridge from the nearby Greenway Trail. Therefore, the recommendation is to allow both conflicting structures and vegetation.

CCNW19: STEEL BRIDGE – NORTH SIDE, CENTER

Site-Specific ESEE Decision: The ESEE decision is to:

1. *Limit* conflicting vegetation within view corridor to Willamette River, Broadway Bridge, and Fremont Bridge.
2. *Allow* conflicting structures.

Protected focal feature(s) of the view: Willamette River, Broadway Bridge, Fremont Bridge

Explanation: This view from the Steel Bridge looks down the center of the Willamette River toward the Broadway and Fremont Bridges. Lower Albina, dominated by the large grain mill, is on the right while the Old Town/Chinatown waterfront, Union Station, Pearl District, and the West Hills are on the left. The Steel Bridge does not have any pedestrian refuges from which to stop and enjoy this view. The upper deck, from which this view was taken, does not have a separated bike lane and the sidewalk is narrow. Though there is a guardrail between the sidewalk and traffic lanes, it is low. This does not feel like a safe place to stop and enjoy a view. The view from CCNW19 is ranked Group B.

The general recommendation for Group B views without Mt Hood or Mt St Helens as a primary focal feature is to allow conflicting structures and to limit conflicting vegetation within view corridors to primary focal features. That recommendation stands (shown in yellow). However, this viewpoint is on a bridge out over the Willamette River so there are no conflicting uses (structures or vegetation) that could block the view of the Broadway and Fremont Bridges or the Willamette River. Additionally, current height limits in the Central City will protect visual access to the West Hills.

CCNW20: STEEL BRIDGE – SOUTH SIDE (UPPER DECK), CENTER

Site-Specific ESEE Decision: The ESEE decision is to:

1. *Limit* conflicting vegetation within view corridor to the Willamette River, Convention Center spires, and Downtown skyline.
2. *Allow* conflicting structures.

Protected focal feature(s) of the view: Willamette River, Convention Center spires, Downtown skyline

Explanation: This is one of the few places where the viewer can see both the Downtown skyline and the Lloyd District. Looking south from the Steel Bridge upper deck up the Willamette River, this view includes the Burnside Bridge, Convention Center spires, Moda Center, Waterfront Park, and downtown. The White Stag sign is visible at an angle. Mt Hood can also be seen in the distance. The Interstate 5/84 exchange occupies much of the view along the eastern edge of the Willamette and detracts from the scenic quality of the view to that side. The Steel Bridge does not have any pedestrian refuges from which to stop and enjoy this view. The upper deck, from which this view was taken, does not have a separated bike lane and the sidewalk is narrow. Though there is a guardrail between the sidewalk and traffic lanes, it is low. This does not feel like a safe place to stop and enjoy a view. The view from CCNW20 is ranked Group B.

The general recommendation for Group B views without Mt Hood or Mt St Helens as a primary focal feature is to allow conflicting structures and to limit conflicting vegetation within view corridors to primary focal features. That recommendation stands (shown in yellow). This viewpoint is on a bridge out over the Willamette River so there are no conflicting uses (structures or vegetation) that could block the view of the Willamette River, Downtown skyline, or Convention Center spires.

CCNW22: GREENWAY TRAIL WEST – SOUTH OF STEEL BRIDGE

Site-Specific ESEE Decision: The ESEE decision is:

1. *Limit* conflicting vegetation within view corridor to Willamette River, Steel Bridge, and Convention Center spires.
2. *Allow* conflicting structures.

Protected focal feature(s) of the view: Willamette River, Steel Bridge, Convention Center spires

Explanation: Though not fully visible in the panorama due to camera lens constraints, the Steel Bridge looms tall just to the left of this viewpoint. Across the Willamette River, the viewer can see the Convention Center spires. The Lloyd District, Burnside Bridge, Mt Hood and the riverbank are secondary focal features. This is a developed viewpoint in Waterfront Park along the Greenway Trail, just south of the Steel Bridge. There is a planter wall with seating where one can take in the view. This is a highly trafficked section of the Greenway Trail as it is in close proximity to the Steel Bridge lower deck bicycle and pedestrian path. The view from CCNW22 is ranked Group B.

The general recommendation for Group B views without Mt Hood or Mt St Helens as a primary focal feature is to allow conflicting structures and to limit conflicting vegetation within view corridors to primary focal features. That recommendation stands (shown in yellow). This viewpoint is located along the seawall so there are no conflicting uses (structures or vegetation) that could block the view of the Willamette River, Steel Bridge, or Convention Center spires.

CCNW23: GREENWAY TRAIL WEST – STAIRS NEAR NW EVERETT STREET

Site-Specific ESEE Decision: The ESEE decision is:

1. *Limit* conflicting vegetation within view corridor to Willamette River, Steel Bridge, and Convention Center spires.
2. *Allow* conflicting structures.

Protected focal feature(s) of the view: Willamette River, Steel Bridge, Convention Center spires

Explanation: This view looks out across the Willamette River toward the Convention Center spires. The Steel Bridge is visible to the left and the Burnside Bridge to the right. The Interstate 5/ Interstate 84 exchange occupies much of the view along the eastern edge of the Willamette and detracts from the scenic quality of the view. This view is in Group C due to the presence of dominant discordant elements in the foreground and a lack of multiple strong focal features such as urban skyline, mountains, and diverse riverbank landscape. This viewpoint is along a highly trafficked section of the Greenway Trail but is not developed as a viewpoint. The view from CCNW23 is ranked Group C.

The general recommendation for Group C view is to allow conflicting structures and limit conflicting vegetation within view corridors to primary focal features. That recommendation stands (shown in yellow). However, CCNW23 is located along the seawall such that there are no conflicting uses (structures or vegetation) that could block the view of the Willamette River, Steel Bridge, or Convention Center spires.

CCNW24: GREENWAY TRAIL WEST – AT NW COUCH STREET

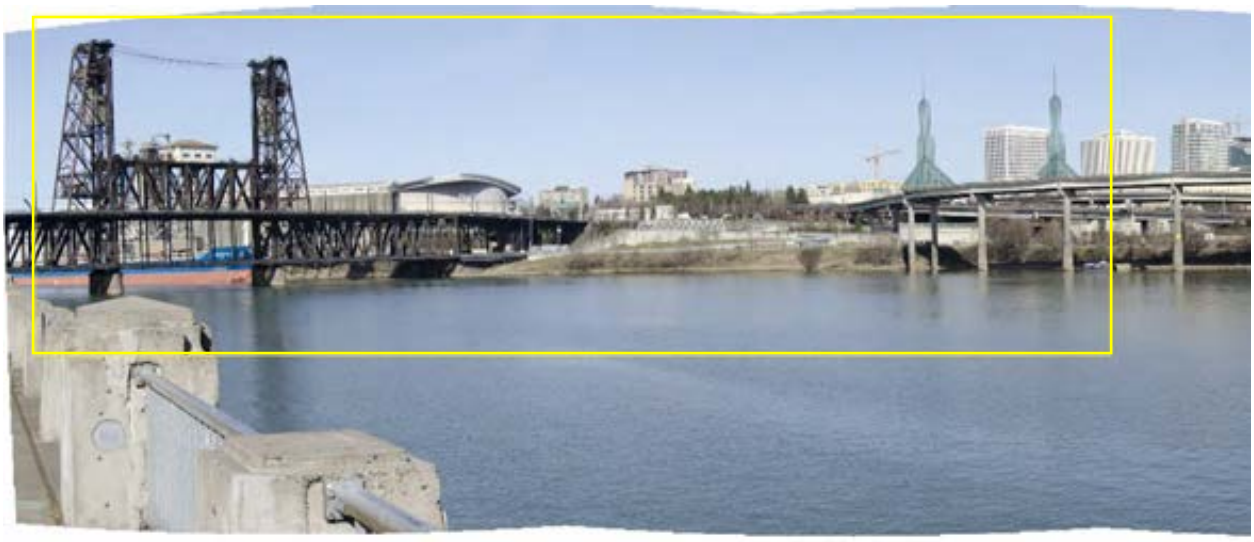
Site-Specific ESEE Decision: The ESEE decision is:

1. *Limit* conflicting vegetation within view corridors to the Willamette River, Steel Bridge, and Convention Center spires.
2. *Allow* conflicting structures.

Protected focal feature(s) of the view: Willamette River, Steel Bridge, Convention Center spires

Explanation: This view looks out across the Willamette River toward the Convention Center spires and Lloyd District. The Interstate 5/Interstate 84 interchange takes a prominent central position and detracts from the view, partially encroaching on the Convention Center and Lloyd District buildings. The Burnside Bridge can be seen to the right and the Steel Bridge and Moda Center to the left. The top of Mt Hood is visible in the distance. This view is in Group C due to the presence of discordant elements in the foreground and a lack of multiple strong focal features such as urban skyline, mountains, and diverse riverbank landscape. Though not developed as a viewpoint, this location along the Greenway Trail in Waterfront Park is on a highly used and accessible section of the trail with the Japanese American Historical Plaza directly adjacent. The view from CCNW24 is ranked Group C.

The general recommendation for Group C view is to allow conflicting structures and limit conflicting vegetation within view corridors to primary focal features. This recommendation stands (shown in yellow). However, CCNW24 is located along the seawall such that there are no conflicting uses (structures or vegetation) that could block the view of the Willamette River, Steel Bridge, or Convention Center spires.



5.d. North

There are 13 viewpoints in the north quadrant of the Central City; four are Tier III and not significant and the remainder receive site-specific decisions. The viewpoints are numbered within the quadrant starting in the northwest corner and progressing left to right from N Graham Street south to E Burnside Street. Map 7 shows the ESEE decisions.

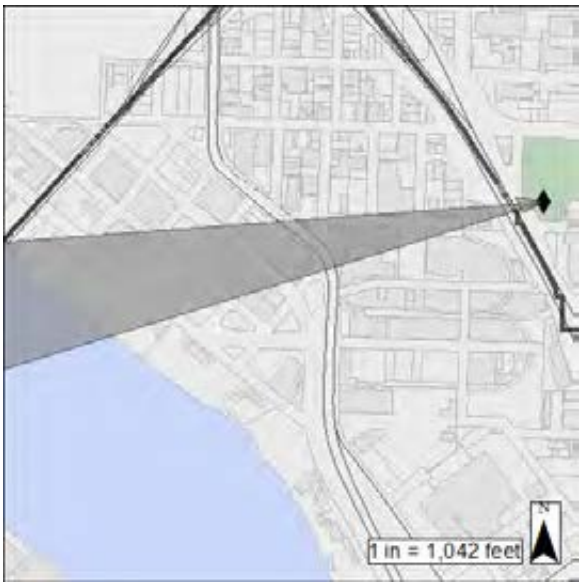
The ESEE Decision for each view is depicted in the following way:

- A red box is drawn around the portion of the view where the prohibit decision is applied
- A yellow box is drawn around the portion of the view where the limit decision is applied
- Outside of the red or yellow box the allow decision is applied
- No box indicates an allow decision for the entire view

Note – Viewpoints CCN06 and CCN08 are intentionally missing. Photos and data were collected at these two locations; however, after the preliminary analysis, it was determined that the views did not meet the criterion for inclusion. CCN01, CCN03, CCN05, and CCN13 were determined to be not significant and, therefore, do not receive a site-specific decision.

Map 7: North Viewpoint ESEE Decisions

CCN02: LILLIS ALBINA PARK – WESTERN EDGE BY TREES



Site-Specific ESEE Decision: The ESEE decision is to:

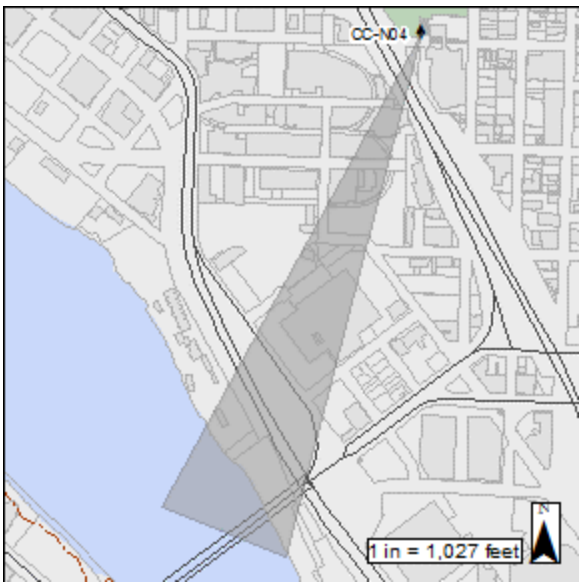
1. *Prohibit* conflicting structures and vegetation within view corridor to the Fremont Bridge.
2. *Limit* conflicting vegetation within view corridor to Forest Park.
3. *Allow* conflicting structures within view corridor to Forest Park.

Protected focal feature(s) of the view: Fremont Bridge, Forest Park

Explanation: This is a view of the Fremont Bridge and Forest Park taken through the trees at the western edge of Lillis Albina Park. The Pearl District is a secondary focal feature. Overgrown vegetation partially blocks this view while the chain-link fence and Interstate 5 remain discordant features. The view from CCN02 is ranked Tier II.

The general ESEE recommendation for a Tier II view without a view of Mt Hood or Mt St Helens is to allow conflicting height and limit conflicting vegetation within view corridors to primary focal features. The primary focal features from CCN02 are the Fremont Bridge and Forest Park so the general ESEE decision would be to allow conflicting height and limit conflicting vegetation. However, this view is unique to the neighborhood. There are very few viewpoints located in or near Lower Albina. The area between the park and the bridge is zoned industrial so the buildings aren't likely to develop taller than two or three stories (~40'). In addition, there are no vacant/underutilized lots (as identified in the Buildable Lands Inventory (BLI)) within the view corridor from the park to the bridge and, therefore, retaining this view has no impact on (re)development of BLI sites. The ESEE decision is to prohibit both conflicting height and vegetation within the view corridor to the Fremont Bridge (shown in red) and to limit conflicting vegetation within the view corridor to Forest Park (shown in yellow). It is also recommended that the fencing be removed from within the limit decision area.

CCN04: LILLIS ALBINA PARK – SOUTH SIDE BY PARKING



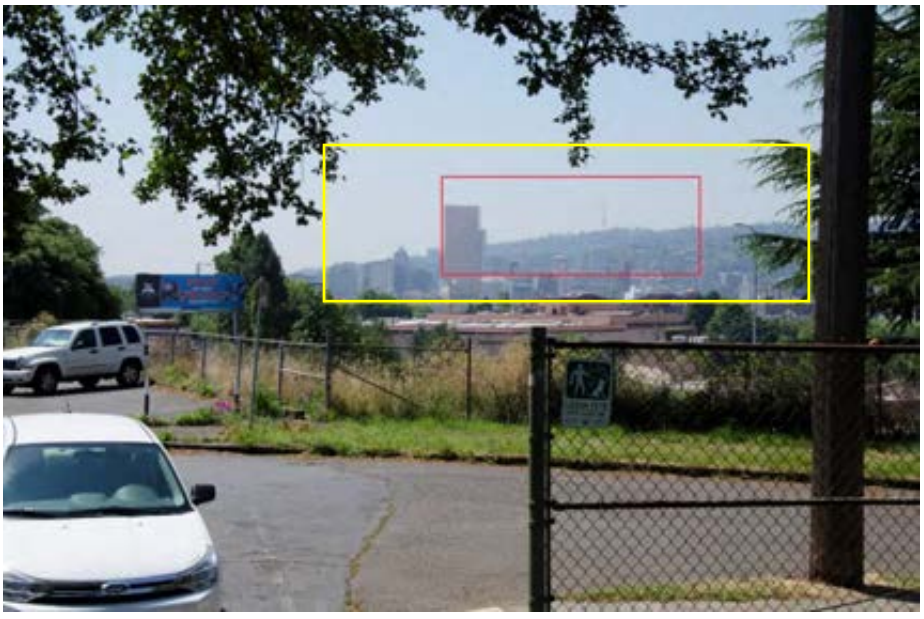
Site-Specific ESEE Decision: The ESEE decision is to:

1. *Prohibit* conflicting structures and vegetation within the view corridor to the Downtown skyline and West Hills.

Protected focal feature(s) of the view: Downtown skyline, West Hills

Explanation: This view from Albina Park includes a view of the Downtown skyline, including the U.S. Bancorp Tower, and the West Hills. The Broadway Bridge and Union Station are secondary focal features. There is a utility pole and a fence in the foreground that are slightly discordant but don't block any primary features of the view itself. The view is from the lawn of the park, under a tree, though there is not a developed viewpoint. The view from CCN04 is ranked Tier II.

The general ESEE recommendation for a Tier II view without a view of Mt Hood or Mt St Helens is to allow conflicting height and limit conflicting vegetation within view corridors to primary focal features. The primary focal features from CCN04 are the Downtown skyline and West Hills so the general ESEE decision would be to allow conflicting height and limit conflicting vegetation. However, this view is unique to the neighborhood. There are very few viewpoints located in or near Lower Albina. Much of the area within the view cone is zoned industrial so is unlikely to be built up beyond a few stories. The view cone crosses over roughly half of a Portland Public School building known as the Blanchard site. The Blanchard site is an underutilized site identified in the BLI and is likely to redevelop within the next 20 years. CCN04 is a historic view (from the 1991 SRPP) and there is currently a 50' height limit associated with this view corridor. The ESEE decision is to prohibit conflicting structures and vegetation within the view corridor to the Downtown skyline with the West Hills in the background (shown in red) and limit the vegetation to produce air space around the view (shown in yellow).



CCN07: N LARRABEE AVENUE BETWEEN N DIXON AND N HANCOCK STREETS

Site-Specific ESEE Decision: The ESEE decision is to:

1. *Allow* conflicting structures and vegetation.

Protected focal feature(s) of the view: N/A

Explanation: The Willamette River, Broadway Bridge, Pearl District waterfront, West Hills, and grain mill are the primary focal elements of this view. The U.S. Bancorp Tower, Forest Park, and a section of the Fremont Bridge are also visible. This viewpoint is located in its historic location on the west side of N Larrabee Avenue; however, there is not a sidewalk on the west side of N Larrabee Avenue and the closest crosswalk is one block south, at N Larrabee Avenue and N Broadway Street. The view from CCN07 is ranked Group B.

The general ESEE recommendation for a Group B view without Mt Hood or Mt St Helens as a primary focal feature is to allow conflicting structures and limit conflicting vegetation within view corridors to primary focal features. This previously protected view is compromised by development along the river and the viewpoint is not located in a frequently visited location nor is it easily accessible. There is currently a 25’ height restriction associated with this view corridor; however, there are less obstructed views of the Broadway Bridge, Willamette River, West Hills, and Pearl District waterfront from the Greenway Trail and the Broadway Bridge itself that don’t required limitation on building heights. After weighing the economic, social, environmental and energy costs of limited conflicting uses, the ESEE decision is to allow all conflicting uses.

CCN09: N WINNING WAY AND N FLINT AVENUE

Site-Specific ESEE Decision: The ESEE decision is to:

1. *Allow* conflicting structures and vegetation.

Protected focal feature(s) of the view: N/A

Explanation: This is a view of the Broadway Bridge with the West Hills in the background. The view from the corner of N Winning Way and N Flint Avenue looks down N Winning Way such that the foreground is dominated by the road. Vegetation encroaches on the view from the left and right and also partially blocks the Broadway Bridge. The view from CCN09 is ranked Tier II.

The general recommendation for a Tier II view that does not include a view of Mt Hood or Mt St Helens is to allow conflicting structures and limit conflicting vegetation within view corridors to primary focal features. However, CCN09 is not located in a frequently visited location and there are similar but better views of the Broadway Bridge along the Greenway Trail alignment. After considering the economic, social, environmental, and energy consequences of limiting conflicting vegetation to maintain this view, staff determined that the benefits of maintaining this view do not outweigh the costs of limiting vegetation. Therefore, the ESEE recommendation is to allow all conflicting uses.

CCN10: N LARRABEE AVENUE AND N WINNING WAY

Site-Specific ESEE Decision: The ESEE decision is to:

1. *Allow* conflicting structures and vegetation.

Protected focal feature(s) of the view: N/A

Explanation: In this view, the West Hills, Old Town/Chinatown waterfront, and Downtown skyline, dominated by the U.S. Bancorp Tower, are framed by vegetation on either side of the street. The vegetation both narrows and frames the view; vegetation management could open up the view on both edges. There are multiple discordant elements, including streetlights, MAX wires, and utilities, that interfere with a clear view of the Old Town/Chinatown waterfront and Downtown skyline. The view from CCN10 is ranked Tier II.

The general recommendation for a Tier II view that does not include a view of Mt Hood or Mt St Helens is to allow conflicting structures and limit conflicting vegetation within view corridors to the primary focal features. However, CCN10 is not located in a heavily visited location and there are similar but better views of the Downtown skyline along the Greenway Trail alignment. After considering the economic, social, environmental, and energy consequences of limiting conflicting vegetation to maintain this view, staff determined that the benefits of maintaining this view do not outweigh the costs of limiting vegetation. Therefore, the ESEE recommendation is to allow all conflicting uses.

CCN11: BROADWAY BRIDGE – NORTH SIDE, EAST

Site-Specific ESEE Decision: The ESEE decision is to:

1. *Prohibit* conflicting structures and vegetation within view corridor to Fremont Bridge.
2. *Limit* conflicting structures and vegetation within view corridor to Willamette River.

Protected focal feature(s) of the view: Willamette River, Fremont Bridge

Explanation: The Fremont Bridge and Willamette River are the primary focal features of this view. To the right of the view is the Lower Albina waterfront and train yard and to the left is the Pearl District waterfront, Centennial Mills, and West Hills/Forest Park. Currently, the Broadway Bridge does not have any pedestrian refuges from which to enjoy the view. It also lacks a separated bike lane so the sidewalk gets used by both pedestrians and bicyclists making it more difficult to stop and enjoy the view without disrupting the flow of bicycle and pedestrian traffic. The view from CCN11 is ranked Group A.

The general recommendation for Group A views is to prohibit both conflicting structures and vegetation within view corridors where Mt Hood, Mt St Helens, or a bridge is a primary focal feature and to limit conflicting structures and vegetation within view corridors to other primary focal features. That recommendation stands (shown in red). A limit recommendation is applied to a wider area (shown in yellow) to preserve air space around the focal feature. However, because this viewpoint is on a bridge out over the Willamette River, there are no conflicting uses (structures or vegetation) that could block the view of the Fremont Bridge and Willamette River.

CCN12: N LARRABEE AVENUE AND N INTERSTATE AVENUE

Site-Specific ESEE Decision: The ESEE decision is to:

1. *Allow* conflicting structures and vegetation.

Protected focal feature(s) of the view: N/A

Explanation: This view looks across the Willamette River toward the Downtown skyline, West Hills, Old Town/Chinatown, Union Station, and Broadway Bridge. Multiple discordant features, including aboveground utility lines, fencing, and street signs, detract from the scenic quality of the view. Overgrown vegetation partially blocks the view of the Broadway Bridge. This view is taken from the west side of N Interstate Avenue where it intersects with N Larrabee Avenue and N Thunderbird Way. The view from CCN12 is ranked Tier II.

The general recommendation for a Tier II view that does not include a view of Mt Hood or Mt St Helens is to allow conflicting structures and limit conflicting vegetation within view corridors to primary focal features. However, CCN12 is not located in a heavily visited location and there are similar but better views of the Broadway Bridge and West Hills along the Greenway Trail alignment. After considering the economic, social, environmental, and energy consequences of limiting conflicting vegetation to maintain this view, staff determined that the benefits of maintaining this view do not outweigh the costs of limiting vegetation. Therefore, the ESEE recommendation is to allow all conflicting uses.

CCN14: N THUNDERBIRD WAY SITE

Site-Specific ESEE Decision: The ESEE decision is to:

1. *Limit* conflicting vegetation within view corridors to the Willamette River, Central City skyline, and Broadway Bridge.
2. *Allow* conflicting structures.

Protected focal feature(s) of the view: Willamette River, Broadway Bridge, Central City skyline

Explanation: The viewpoint is not accessible because it is located on private property where the Willamette Greenway Trail has not yet been developed. A representative photo was taken immediately south of the viewpoint. The Willamette River, Central City skyline, Broadway Bridge, and grain mill are the primary focal features. Union Station, the West Hills, the Steel Bridge, and the riverbank are secondary focal features. The view from CCN14 is ranked Group B.

The general ESEE recommendation for a Group B view without views of Mt Hood or Mt St Helens is to allow conflicting height and limit conflicting vegetation within view corridors to primary focal features. However, this site is expected to redevelop and, when it does, this viewpoint will be relocated to the Greenway Trail where there will be no potential for conflicting structures. Therefore, the ESEE decision is to retain the viewpoint and a limit on conflicting vegetation within view corridors to the Willamette River, Central City skyline, and Broadway Bridge (shown in yellow), and to remove the existing height restrictions.

CCN15: STEEL BRIDGE – NORTH SIDE, EAST

Site-Specific ESEE Decision: The ESEE decision is to:

1. *Allow* conflicting structures within view corridor to Fremont Bridge, West Hills, Broadway Bridge, and Willamette River.
2. *Limit* conflicting vegetation within view corridor to Fremont Bridge, West Hills, Broadway Bridge, and Willamette River.

Protected focal feature(s) of the view: Willamette River, West Hills, Broadway Bridge, Fremont Bridge

Explanation: This view from the northeast side of the Steel Bridge is taken such that the Fremont Bridge is centered behind the Broadway Bridge. The Willamette River, West Hills, and Forest Park contribute a natural scenic quality to the scene. On the right, the prominent grain mill adds an element of the industrial while, on the left, the Old Town/Chinatown waterfront and Union Station lend an urban feel to the view. The upper deck, from which this view was taken, does not have a separated bike lane, the sidewalk is narrow and there are no pedestrian refuges from which to enjoy the view. Though there is a guardrail between the sidewalk and traffic lanes, it is low and the viewpoint does not feel like a safe place to stop and enjoy a view. The view from CCN15 is ranked Group B.

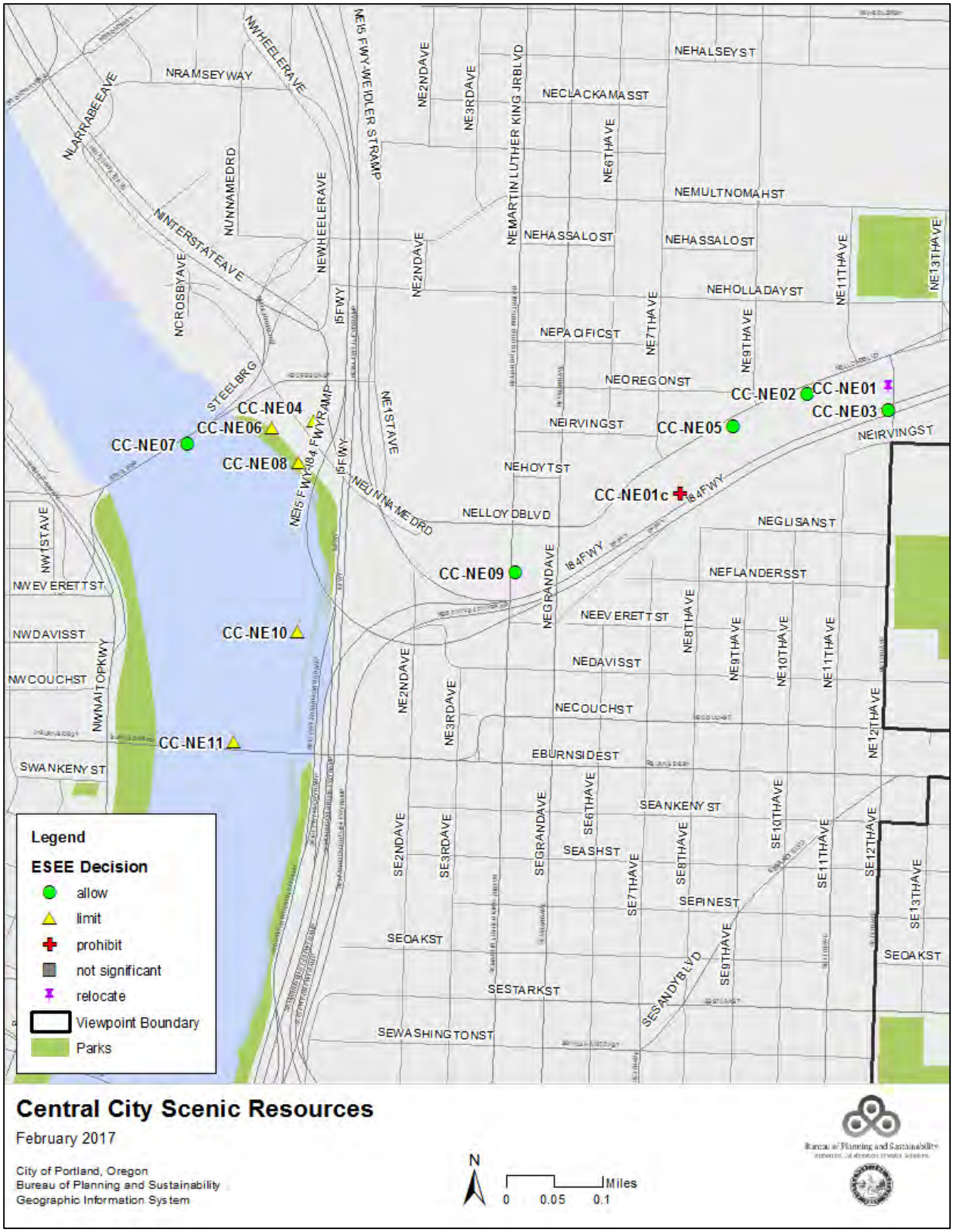
The general ESEE recommendation for a Group B view without views of Mt Hood or Mt St Helens is to allow conflicting height and limit conflicting vegetation within view corridors to primary focal features. That recommendation stands. However, because this viewpoint is on a bridge out over the Willamette River, there are no conflicting uses (structures or vegetation) that could block the view of the Fremont Bridge, Broadway Bridge, Willamette River, or grain mill. Based on existing height limits, future development will not completely block a view of the West Hills.

5.e. Northeast

There are 11 viewpoints in the northeast quadrant of the Central City; all receive site-specific decisions. The viewpoints are numbered within the quadrant starting in the northwest corner and progressing left to right from NE Broadway Street south to E Burnside Street. Map 8 shows the ESEE Decisions.

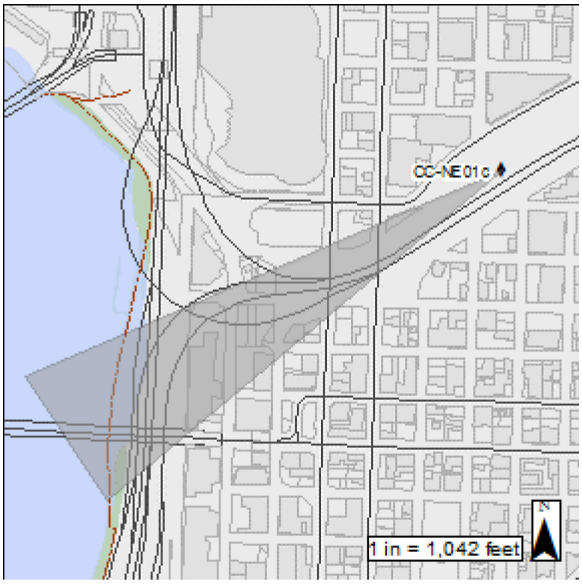
The ESEE Decision for each view is depicted in the following way:

- A red box is drawn around the portion of the view where the prohibit decision is applied
- A yellow box is drawn around the portion of the view where the limit decision is applied
- Outside of the red or yellow box the allow decision is applied
- No box indicates an allow decision for the entire view



Map 8: Northeast Viewpoint ESEE Decisions

CCNE01: NE 12th AVENUE INTERSTATE 84 OVERPASS – WEST SIDE, NORTH VIEWPOINT



Site-Specific ESEE Decision: The ESEE decision is to:

1. *Prohibit* conflicting structures and vegetation within a view corridor to the Central City skyline and West Hills.

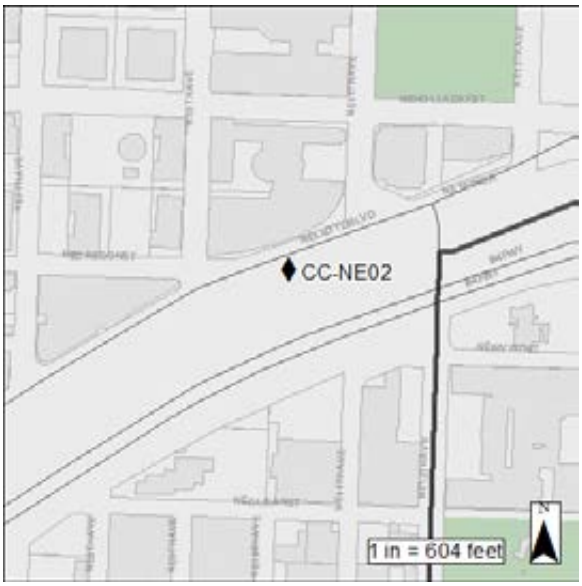
Protected focal feature(s) of the view: Central City skyline, West Hills

Explanation: Train tracks along Sullivan's Gulch draw the eye in to a view of the Central City skyline and West Hills. While some of the vegetation along the tracks partially blocks the view of the Central City, it also screens Interstate 84. The view from CCNE01 is ranked Tier I.

The general ESEE recommendation for a Tier I view is to prohibit conflicting uses within view corridors to Mt Hood, Mt St Helens, or bridges and to limit conflicting uses within view corridors to other primary focal features. There are four viewpoints in this general location along Sullivan's Gulch: CCNE01, which was ranked Tier I, and CCNE03, which was ranked Tier II, are both on this overpass while CCNE02 and CCNE05 are on NE Lloyd Boulevard paralleling the Gulch. Staff evaluated the top two Sullivan's Gulch views (CCNE01 and CCNE05) for their impact on BLI lots; CCNE01 emerged as the recommended view to protect. CCNE01 is the northern point on the overpass and provides a wider view of the Central City skyline while being less dominated by I-84. It is a historic view and has existing height limits of 50-80' within its view corridor. The staff recommendation is to prohibit conflicting structures and vegetation to protect a view of the Central City skyline with visibility through to the West Hills (shown in red). Height limits will be updated through this analysis. There are also plans to install a bicycle/pedestrian bridge connecting NE 7th Avenue over I-84. It is recommended that CCNE01 be relocated to the new bridge connecting NE 7th Avenue and viewpoint be established where people can stop to take in the view. The viewpoint should be clearly marked using changes in screening and paving treatment. An informational placard, bench or lighting should be used to indicate the viewpoint. The view from the new bridge should include the portion of the skyline roughly between the Wells Fargo Center and the Park Avenue West Tower.

Note - Picture taken from original NE01 viewpoint, not from the relocated NE01c viewpoint

CCNE02: NE LLOYD BOULEVARD WEST OF NE 11th AVENUE



Site-Specific ESEE Decision: The ESEE decision is to:

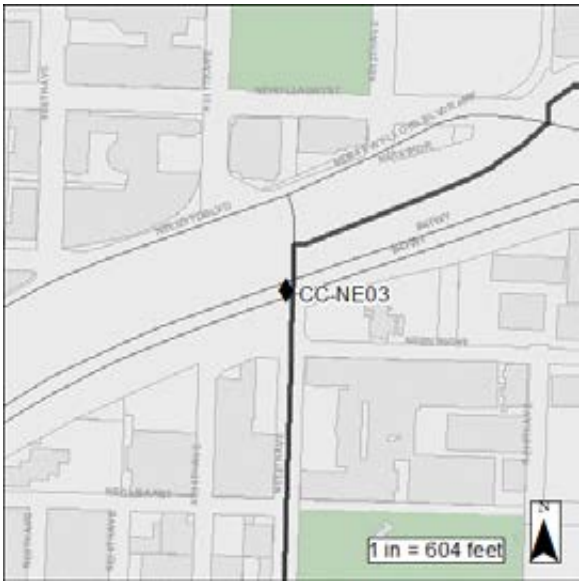
1. *Allow* conflicting structures and vegetation.

Protected focal feature(s) of the view: N/A

Explanation: This view looks out over Sullivan's Gulch toward the West Hills and Downtown skyline. While the foreground vegetation in the gulch has the potential to add to the scenic quality of the view and screen Interstate 84, it is beginning to encroach on the view from the bottom and right hand side, blocking portions of the Downtown skyline. The view from CCNE02 is ranked Tier II.

The general ESEE recommendation for a Tier II view without a view of Mt Hood or Mt St Helens is to allow conflicting structures and to limit conflicting vegetation. However, there are four viewpoints in this general location along Sullivan's Gulch, including two viewpoints on the 12th Avenue overpass (CCNE01 and CCNE03) and two viewpoints along NE Lloyd Boulevard paralleling the Gulch (CCNE02 and CCNE05). Staff evaluated the top two Sullivan's Gulch views (CCNE01 and CCNE05) for their impact on BLI lots; CCNE01 emerged as the recommended view to protect. Therefore, the recommendation for CCNE02 is to allow conflicting uses.

CCNE03: NE 12th AVENUE INTERSTATE 84 OVERPASS – WEST SIDE, SOUTH VIEWPOINT



Site-Specific ESEE Decision: The ESEE decision is to:

1. *Allow* conflicting structures and vegetation.

Protected focal feature(s) of the view: N/A

Explanation: This view from the NE 12th Avenue overpass over Interstate 84 looks down Sullivan's Gulch and I-84 toward the Downtown skyline and West Hills. The U.S. Bancorp Tower is currently the most dominant focal feature within the Downtown skyline, though the Park Avenue West Tower will also be a strong focal point once constructed. The domed Portland State Office Building occupies the right side of the view. While vegetation in Sullivan's Gulch contributes positively to the scenic quality of the view, vegetation on the south side of the highway encroaches on the view from the left, blocking the southern portion of the Downtown skyline. The view from CCNE03 is ranked Tier II.

The general ESEE recommendation for a Tier II view without Mt Hood or Mt St Helens as a primary focal feature is to allow conflicting structures and to limit conflicting vegetation. However, there are four viewpoints in this general location along Sullivan's Gulch, including two viewpoints on the 12th Avenue overpass (CCNE01 and CCNE03) and two viewpoints along NE Lloyd Boulevard paralleling the Gulch (CCNE02 and CCNE05). Staff evaluated the top two Sullivan's Gulch views (CCNE01 and CCNE05) for their impact on BLI lots; CCNE01 emerged as the recommended view to protect. Therefore, the recommendation for CCNE03 is to allow conflicting uses.

CCNE04: GREENWAY VIEWPOINT AT PEACE PARK

Site-Specific ESEE Decision: The ESEE decision is to:

1. *Limit* conflicting vegetation within view corridor to the Willamette River, Central City skyline, and Steel Bridge.
2. *Allow* conflicting structures within view corridor to Willamette River, Steel Bridge, and Central City skyline.

Protected focal feature(s) of the view: Willamette River, Steel Bridge, Central City skyline

Explanation: This is a developed viewpoint at Peace Park near the intersection of NE Oregon Street and NE Lloyd Boulevard. The primary focal features are the Willamette River, Steel Bridge, and Central City skyline. The Burnside Bridge and West Hills are secondary focal features. This is one main entrance point to the Eastbank Esplanade and is on a major bike route so it receives heavy bicycle traffic. Clearer views of the Central City skyline and the Steel Bridge can be seen during leaf-off. The view from CCNE04 is ranked Group B.

The general ESEE recommendation for a Group B view without Mt Hood or Mt St Helens as a primary focal feature is to allow conflicting structures and to limit conflicting vegetation. That recommendation stands. This is a historic view and there is currently a 25' height limit associated with this viewpoint. However, due to the location of this viewpoint in Peace Park, above the ramp connecting to the Eastbank Esplanade and Steel Bridge, there is no development potential to block the view. The recommendation is to limit conflicting vegetation to maintain a view of the Willamette River, Central City skyline, and Steel Bridge (shown in yellow) and remove the height restrictions.

CCNE05: NE LLOYD BOULEVARD WEST OF NE 9th AVENUE

Site-Specific ESEE Decision: The ESEE decision is to:

1. *Allow* conflicting structures and vegetation.

Protected focal feature(s) of the view: N/A

Explanation: This view looks out over Sullivan's Gulch toward the West Hills and Downtown skyline. While the foreground vegetation in the gulch has the potential to add to the scenic quality of the view and screen Interstate 84, it is beginning to encroach on the view from the bottom, blocking portions of the Downtown skyline. The view from CCNE05 is ranked Tier I.

The general ESEE recommendation for a Tier I view is to prohibit conflicting uses within view corridors to Mt Hood, Mt St Helens, or bridges and to limit conflicting uses within view corridors to other primary focal features. However, there are four viewpoints in this general location along Sullivan's Gulch, including two viewpoints on the 12th Avenue overpass (CCNE01 and CCNE03) and two viewpoints along NE Lloyd Boulevard paralleling the Gulch (CCNE02 and CCNE05). Staff evaluated the top two Sullivan's Gulch views (CCNE01 and CCNE05) for their impact on BLI lots; CCNE01 emerged as the recommended view to protect, though it is recommended that the viewpoint eventually be moved to the new bike/ped bridge over I-84, which will be in close proximity to this viewpoint. Therefore, the recommendation for CCNE05 is to allow conflicting uses.

CCNE06: MID-RAMP ON BIKE/PEDESTRIAN PATH TO STEEL BRIDGE

Site-Specific ESEE Decision: The ESEE decision is to:

1. *Limit* conflicting vegetation within view corridor to the Willamette River, Central City skyline, and Steel Bridge.
2. *Allow* conflicting structures.

Protected focal feature(s) of the view: Willamette River, Steel Bridge, Central City skyline

Explanation: This is a developed viewpoint on the ramp between the Eastbank Esplanade by the Steel Bridge and Peace Park near the corner of NE Lloyd Boulevard and NE Oregon Street. This view looks out over the Willamette River at the Central City skyline. Though not fully visible in the panoramic photo due to camera lens constraints, the Steel Bridge occupies the right hand side of the view. The Burnside Bridge, Waterfront Park, and West Hills are secondary focal features. This viewpoint is on a major bike route so it receives heavy bicycle traffic. The view from CCNE06 is ranked Group B.

The general ESEE recommendation for a Group B view without Mt Hood or Mt St Helens as a primary focal feature is to allow conflicting structures and to limit conflicting vegetation. That recommendation stands. Due to the location of this viewpoint along the ramp connecting Peace Park to the Eastbank Esplanade and Steel Bridge, there is no development potential to block the view. However, vegetation could grow up and block the view. Therefore, the recommendation is to limit conflicting vegetation to maintain a view of the Willamette River, Central City skyline, and Steel Bridge (shown in yellow).

CCNE07: STEEL BRIDGE – LOWER DECK, CENTER

Site-Specific ESEE Decision: The ESEE decision is to:

1. *Allow* conflicting structures and vegetation.

Protected focal feature(s) of the view: N/A

Explanation: This view is taken from the lower deck of the Steel Bridge so the vantage point is just above the water. The view looks up the Willamette River (south) to the Burnside Bridge. The Convention Center spires can be seen to the left, and Waterfront Park and the Old Town/Chinatown and Downtown skylines are to the right. The White Stag sign is also visible. The Interstate 5/Interstate 84 exchange on the east bank detracts from the view. The lower deck of the Steel Bridge is dedicated to pedestrian and bicycle traffic but there are no separated lanes and no pedestrian refuges from which to enjoy the view. The view from CCNE07 is ranked Group C.

The general recommendation for Group C views is to allow conflicting structures and to limit conflicting vegetation. However, this viewpoint is on a bridge out over the Willamette River so there are no conflicting uses (structures or vegetation) that could block the view of the Willamette River. In addition, there is a viewpoint directly above this one, on the upper deck of the Steel Bridge, that offers a similar view with a better perspective to both the Convention Center spires and the Downtown skyline. Therefore, the recommendation is to allow all conflicting uses.

CCNE08: EASTBANK ESPLANADE – SOUTH OF STEEL BRIDGE

ESEE Decision: The ESEE decision is to:

1. *Limit* conflicting vegetation within view corridor to the Willamette River and Steel Bridge.
2. *Allow* conflicting structures within view corridor of Willamette River and Steel Bridge.

Protected focal feature(s) of the view: Willamette River, Steel Bridge

Explanation: This view looks out across the Willamette River to the Old Town/Chinatown and Downtown skylines. Though not fully visible in the panoramic photo due to lens constraints, the Steel Bridge fills the right hand side of the view. The Burnside Bridge, Waterfront Park, and West Hills are secondary focal features. Though not developed, this viewpoint is located along the Eastbank Esplanade, just south of the Steel Bridge, and is highly used by bicyclists and pedestrians. The view from CCNE08 is ranked Group B.

The general ESEE recommendation for a Group B view without Mt Hood or Mt St Helens as a primary focal feature is to allow conflicting structures and to limit conflicting vegetation. That recommendation stands. Due to the location of this viewpoint along the Eastbank Esplanade, there is no development potential to block the view. However, vegetation could grow and block the view. Therefore, the recommendation is to limit conflicting vegetation to maintain a view of the Willamette River and Steel Bridge (shown in yellow). In addition, this location should have investments made to add a bench or sign that marks the viewpoint.

CCNE09: NE MARTIN LUTHER KING JR BOULEVARD AND INTERSTATE 84 OVERPASS

Site-Specific ESEE Decision: The ESEE decision is to:

1. *Allow* conflicting structures and vegetation.

Protected focal feature(s) of the view: N/A

Explanation: This view from the Martin Luther King Jr Boulevard overpass over Interstate 84 looks toward the Downtown skyline and West Hills. The KOIN Center, Wells Fargo Center and U.S. Bancorp Tower are all visible, though vegetation is encroaching on the view of the KOIN. The west side of Martin Luther King Jr Boulevard has a tall fence that is discordant to the view. This view was taken from the east side of the street to enable a panoramic shot with minimal interference from the fence; however, because it was shot from across the street, multiple traffic lanes are visible in the foreground. Light rail wires as well as I-84 associated highway signage are discordant elements of the view. The view from CCNE09 is ranked Tier II.

The general ESEE recommendation for a Tier II view without Mt Hood or Mt St Helens as a primary focal feature is to allow conflicting structures and to limit conflicting vegetation with view corridors to primary focal features. However, the bulk of this view corridor extends out over the traffic lanes of I-84 where no vegetation can grow. In addition, the view is significantly compromised due to the discordant fence. Staff determined that limiting vegetation within the part of the view corridor that isn't out over I-84 would not significantly improve the view and that the benefits of preserving vegetation in those areas outweigh the benefits of opening up the already discordant view. Therefore, the recommendation is to allow conflicting uses.

CCNE10: DUCKWORTH DOCK – SOUTH END

Site-Specific ESEE Decision: The ESEE decision is to:

1. *Limit* conflicting vegetation within view corridor to Willamette River and Steel Bridge.
2. *Allow* conflicting structures.

Protected focal feature(s) of the view: Willamette River, Steel Bridge

Explanation: This view from the southern end of Duckworth Dock looks out across the Willamette River to Waterfront Park. The view is framed by the Steel Bridge on the right and the Burnside Bridge on the left. The White Stag sign, U.S. Bancorp Tower, and Park Avenue West Tower are visible directly across the river while the top of the Downtown skyline is visible over the Burnside Bridge. Though not a developed viewpoint, the Duckworth Dock is located along the floating portion of the Eastbank Esplanade, between the Steel and Burnside Bridges, and is highly used by bicyclists and pedestrians. The dock is also a popular area to fish. The view from CCNE10 is ranked Group B.

The general recommendation for Group B views without Mt Hood or Mt St Helens as a primary focal feature is to allow conflicting structures and to limit conflicting vegetation within view corridors to primary focal features. That recommendation stands (shown in yellow). However, due to the location of this viewpoint on a dock out over the Willamette River, there are no conflicting uses (structures or vegetation) with a view of the Willamette River or Steel Bridge.

CCNE11: BURNSIDE BRIDGE – NORTH SIDE, CENTER

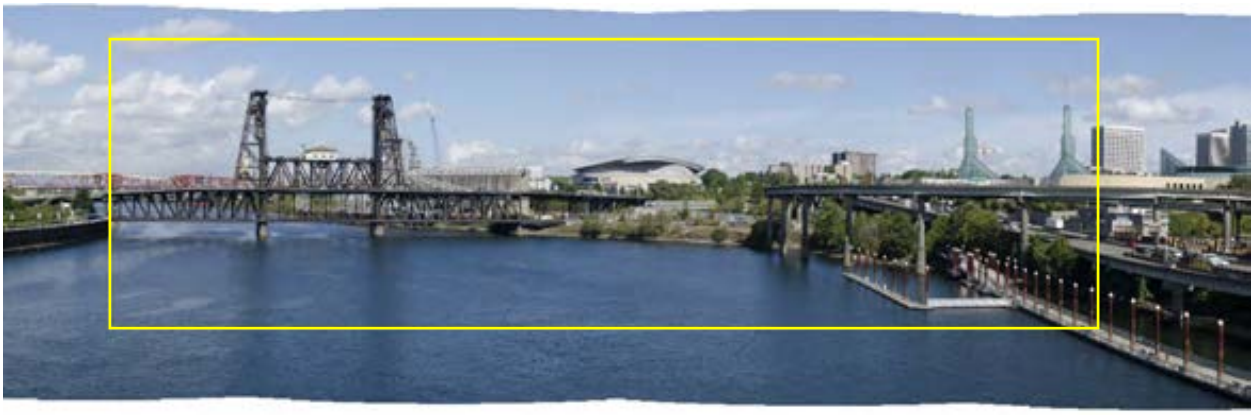
Site-Specific ESEE Decision: The ESEE decision is to:

1. *Limit* conflicting vegetation within view corridor to Willamette River, Steel Bridge, Convention Center spires, and Moda Center.
2. *Allow* conflicting structures.

Protected focal feature(s) of the view: Willamette River, Steel Bridge, Convention Center spires, Moda Center

Explanation: This is one of the few places where the viewer can see both the Central City West skyline and the Lloyd District. This view looks down the Willamette River to the Steel Bridge; the Broadway and Fremont Bridges are visible beyond. On the left is Old Town/Chinatown with the West Hills in the background. Union Station, the White Stag sign, and the U.S. Bancorp Tower are all visible focal features. On the right is the Moda Center and the Convention Center spires, both of which are lit up at night, offering an interesting nighttime view. The I-84/I-5 interchange occupies much of the right side and detracts from the scenic quality of the view. The Burnside Bridge, from which this view was taken, has a separated bike lane, making this a comfortable place to stop and take in the view. Though this photo was taken from the center of the bridge where there is no developed viewpoint, there are two developed pedestrian refuges on each side of the bridge. The view from CCNE11 is ranked Group B.

The general recommendation for Group B views without Mt Hood or Mt St Helens as a primary focal feature is to allow conflicting structures and to limit conflicting vegetation within view corridors to primary focal features. That recommendation stands (shown in yellow). However, this viewpoint is on a bridge out over the Willamette River so there are no conflicting uses (structures or vegetation) that could completely block the view of the Willamette River, Steel Bridge, Moda Center, or Convention Center spires.



5.f. Southwest

There are 71 viewpoints in the southwest quadrant of the Central City; four are Tier III and not significant and the remainder receive site-specific decisions. The viewpoints are numbered within the quadrant starting in the northwest corner and progressing left to right from W Burnside Street south to SW Hamilton Court (the boundary of the Central City 2035 Plan area). Map 9 shows the ESEE decisions.

The ESEE Decision for each view is depicted in the following way:

- A red box is drawn around the portion of the view where the prohibit decision is applied
- A yellow box is drawn around the portion of the view where the limit decision is applied
- Outside of the red or yellow box the allow decision is applied
- No box indicates an allow decision for the entire view

Note – Viewpoints CCSW20 and CCSW22 are intentionally missing. Photos and data were collected at these locations; however, after the preliminary analysis, it was determined that the views did not meet the criterion for inclusion. Viewpoints CCSW32 and CCSW36 have two views; and CCSW58 has four views. CCSW14, CCSW30, CCSW37, CCSW41, and one of the views from CCSW58 were determined to be not significant and, therefore, do not receive a site-specific decision.

Map 9: Southwest Viewpoint ESEE Decisions

CCSW01: GREENWAY TRAIL WEST – AT SW ANKENY STREET

Site-Specific ESEE Decision: The ESEE decision is to:

1. *Limit* conflicting vegetation within view corridor to the Willamette River and Burnside Bridge.
2. *Allow* conflicting structures within view corridor to the Willamette River and Burnside Bridge.
3. *Allow* conflicting structures and vegetation within view corridor to Mt Hood.

Protected focal feature(s) of the view: Willamette River, Burnside Bridge

Explanation: This developed viewpoint along the Willamette River in Waterfront Park is just south of the Municipal Sewage Pumping Plant. Its proximity to the Saturday Market and Ankeny Plaza make it a highly trafficked section of the Greenway Trail and Tom McCall Waterfront Park. The Willamette River dominates the view with views of the Burnside Bridge to the left and Morrison Bridge to the right. The top of Mt Hood can be seen in the distance. Other than Mt Hood, there is not much scenic interest along the eastern edge of the river. The view from CCSW01 is ranked Group C.

The general ESEE recommendation for Group C views is to allow conflicting structures and to limit conflicting vegetation within view corridors to primary focal features. That recommendation stands (shown in yellow). However, due to the location of the viewpoint along the seawall, there is no potential for development or vegetation to block the view of the river and bridge. However, development and/or vegetation on the east side of the river could potentially block the view of Mt Hood. Though Mt Hood is not a primary focal feature of this view, this viewpoint was considered in the analysis of views of Mt Hood from bridges and the Greenway Trail. The results of that economic analysis for views of Mt Hood from the Willamette River results in a ESEE recommendation for CCSW01 to allow conflicting uses within the view corridor to Mt Hood.

CCSW02: LEWIS AND CLARK MONUMENT AT SW PARK PLACE

Site-Specific ESEE Decision: The ESEE decision is to:

1. *Prohibit* conflicting structures and vegetation within view corridor to Mt Hood.

Protected focal feature(s) of the view: Mt Hood

Explanation: Located at the entrance to Washington Park from SW Park Place, this view acts much like a corridor with the path and landscaping in the foreground. Mt Hood is visible in the background but is partially obscured by a large building. Large trees are encroaching on the view from both sides, although the side vegetation also frames the view. Vegetation management will be needed to maintain the view of Mt Hood. The view from CCSW02 is ranked Tier II.

The general ESEE recommendation for a Tier II view where Mt Hood or Mt St Helens is a primary focal feature is to limit conflicting structures and vegetation within the view corridor to Mt Hood. There is an existing height limit associated with this historic view corridor from the Lewis and Clark Monument to Mt Hood. Though the view of Mt Hood is already compromised – there's an apartment building that encroaches on the view of the mountain – the viewpoint is located in an accessible area at the entrance of Washington Park. Therefore, the recommendation is to prohibit conflicting uses and to retain the height restriction associated with the view of Mt Hood from this viewpoint (shown in red) and limit vegetation (shown in yellow).

CCSW03: INTERNATIONAL ROSE TEST GARDEN – NORTH SIDE, PICNIC TABLES

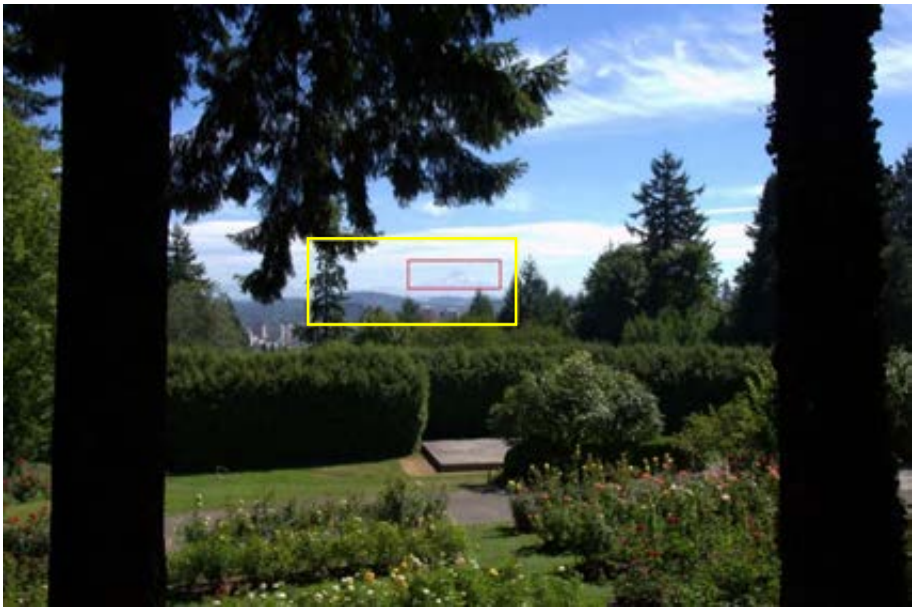
Site-Specific ESEE Decision: The ESEE decision is to:

1. *Prohibit* conflicting structures and vegetation within view corridor to Mt Hood.
2. *Limit* conflicting structures and vegetation within view corridor to Central City skyline.

Protected focal feature(s) of the view: Mt Hood, Central City skyline

Explanation: Although located north of the main entrance and stairways into the garden, this viewpoint currently offers the least obstructed view of Mt Hood from the Rose Garden. There is also a view of the rose gardens in the foreground and views of the eastern foothills, Central City skyline, and Mt Adams in the distance. This viewpoint is not a developed viewpoint like others in the Rose Garden that have telescopes, benches, or other viewing amenities, although there are picnic tables. The view from CCSW03 is ranked Tier I.

The general ESEE recommendation for a Tier I view is to prohibit conflicting structures and vegetation within the view corridors to Mt Hood, Mt St Helens, and bridges, and to limit conflicting structures and vegetation within view corridors to other primary focal features. That recommendation stands. However, this viewpoint is at a sufficiently high elevation that there are no conflicts with the view of Mt Hood and existing developable height limits. This is true for both BLI and non-BLI lots. Mid-ground vegetation is beginning to encroach on the view of Mt Hood from below. If these trees grow much taller, they will completely obscure Mt Hood. Vegetation management could prevent this and may also restore views of the Central City skyline and Mt Adams, which is partially visible from this viewpoint. Therefore, the recommendation is to prohibit conflicting structures and vegetation to maintain a view of Mt Hood (shown in red), and to limit conflicting structures and vegetation within a view corridor to the Central City skyline (shown in yellow).



CCSW04: INTERNATIONAL ROSE TEST GARDEN – TOP OF STAIRS NEAR TELESCOPE

Site-Specific ESEE Decision: The ESEE decision is to:

1. *Prohibit* conflicting structures and vegetation within view corridor to Mt Hood.
2. *Limit* conflicting structures and vegetation within view corridor to the eastern foothills.

Protected focal feature(s) of the view: Mt Hood, eastern foothills

Explanation: Located at the top of the stairs above the amphitheater stage at the Rose Garden, this view looks out to the eastern foothills and Mt Hood. The Downtown skyline and rose garden are secondary focal features. This is one of two developed viewpoints at the rose garden and has a viewing telescope (the other developed viewpoint is CCSW10). The view from CCSW04 is ranked Tier I.

The general ESEE recommendation for a Tier I view is to prohibit conflicting structures and vegetation within view corridors where Mt Hood, Mt St Helens, or a bridge is a primary focal feature and to limit conflicting structures and vegetation within view corridors to other primary focal features. There are two BLI and two non-BLI lots that, if redeveloped to their allowed height potential, could block the view. Therefore, staff recommend applying a height limit. In addition, vegetation could grow up and block the view of Mt Hood. Therefore, the recommendation is to prohibit conflicting structures and vegetation to maintain a view of Mt Hood (shown in red) and to limit conflicting structures and vegetation to maintain a view of the eastern foothills (shown in yellow).

CCSW05: INTERNATIONAL ROSE TEST GARDEN – TOP OF STAIRS ABOVE GAZEBO

Site-Specific ESEE Decision: The ESEE decision is to:

1. *Prohibit* conflicting structures and vegetation within view corridor to Mt Hood.
2. *Limit* conflicting structures and vegetation within view corridor to the Central City skyline.

Protected focal feature(s) of the view: Mt Hood, Central City skyline

Explanation: This viewpoint is just left (north) of the top of the stairs above the gazebo. The view looks out over the rose garden to Mt Hood. A small portion of the Central City skyline and eastern foothills are also visible. The rose garden in the foreground contributes positively to the scenic quality of this view, though a row of Douglas firs in the mid-ground encroaches on the view from both sides.
As one moves closer to the middle of the top of the stairs above the gazebo, glimpses of Mt Adams and different sections of the Central City skyline, including the Park Avenue West Tower and the U.S. Bancorp Tower, open up, though Mt Hood is not visible from that vantage point. This viewpoint is not a developed viewpoint like others in the Rose Garden that have telescopes, benches, or other viewing amenities. The view from CCSW05 is ranked Tier I.

The general ESEE recommendation for a Tier I view is to prohibit conflicting structures and vegetation within view corridors where Mt Hood, Mt St Helens, or a bridge is a primary focal feature and to limit conflicting structures and vegetation within view corridors to other primary focal features. There are three BLI and two non-BLI lots that, if redeveloped to their allowed height potential, could block the view. Therefore, staff recommend applying a height limit. In addition, vegetation could grow up and block the view of Mt Hood. Therefore, the recommendation is to prohibit conflicting structures and vegetation to maintain a view of Mt Hood (shown in red) and to limit conflicting vegetation to maintain a view of the Central City skyline (shown in yellow).

CCSW06: PORTLAND JAPANESE GARDEN

Site-Specific ESEE Decision: The ESEE decision is to:

1. *Prohibit* conflicting structures and vegetation within view corridor to Mt Hood.
2. *Limit* conflicting structures and vegetation to maintain a view of the Central City skyline.

Protected focal feature(s) of the view: Mt Hood, Central City skyline

Explanation: This view, taken from the Portland Japanese Garden, looks out to Mt Hood and the eastern foothills. The Central City skyline and Mt Tabor are secondary focal features. Though the Japanese Garden is open to the public, there is a required admission fee to enter the garden, which restricts who is able to access the viewpoint. The view from CCSW06 is ranked Tier I.

The general ESEE recommendation for a Tier I view is to prohibit conflicting structures and vegetation within view corridors where Mt Hood, Mt St Helens or a bridge is a primary focal feature and to limit conflicting structures and vegetation within view corridors to other primary focal features. That recommendation stands. However, the viewpoint at the Japanese Garden is at a high enough elevation that structures within the Central City boundary, even if built to their allowed heights, will not block the view of Mt Hood under current zoning. The view of the Central City skyline is being impacted by vegetation growing up from below, particularly a row of Douglas firs in the foreground; however, vegetation also contributes positively to the view. Therefore, the recommendation is to prohibit conflicting structures and vegetation to maintain a view of Mt Hood (shown in red) and to limit conflicting structures and vegetation to maintain a view of the Central City skyline (shown in yellow).

CCSW07: SW SHERWOOD BOULEVARD ABOVE RESERVOIR 4

Site-Specific ESEE Decision: The ESEE decision is to:

1. *Limit* conflicting vegetation within view corridor to the Vista Bridge and the Central City skyline.
2. *Allow* conflicting structures.

Protected focal feature(s) of the view: Vista Bridge, Central City skyline

Explanation: Looking down from this viewpoint along SW Sherwood Boulevard in Washington Park, one can see the Vista Bridge and Central City skyline against a backdrop of vegetated foothills and buttes toward the east. There is currently a chain-link fence around the adjacent property which detracts greatly from the view. Removal of the fence along with vegetation management near reservoir four could increase the visibility of the elements of this view. Tall Douglas firs both frame and constrain the view on both sides. Though there is parking adjacent to this viewpoint, there is no sidewalk, the street is one-way, and, overall, it is not easily accessible. The view from CCSW07 is ranked Tier II.

The general ESEE recommendation for Tier II views without Mt Hood or Mt St Helens as a primary focal feature is to allow conflicting structures and to limit conflicting vegetation within view corridors to primary focal features. That recommendation stands. Staff recommend applying the limit conflicting vegetation decision within a view corridor to the Vista Bridge and the Central City skyline (shown in yellow).

CCSW08: MORRISON BRIDGE – SOUTH SIDE, WEST

Site-Specific ESEE Decision: The ESEE decision is to:

1. *Prohibit* conflicting structures and vegetation within view corridor to Central City skyline, and Hawthorne Bridge, with the Willamette River below.

Protected focal feature(s) of the view: Willamette River, Central City skyline, Hawthorne Bridge

Explanation: This view looks up (south) the Willamette River toward the Hawthorne Bridge with the Marquam Bridge and West Hills visible in the background. The left side shows the inner southeast with foothills in the distance. The right side includes views of Waterfront Park and the Central City skyline. The south side of the Morrison Bridge, from which this view was taken, has a separated bike lane and there are two pedestrian refuges from which one can stop and take in the view; this was taken from the western refuge. The south side of the Morrison Bridge is easier to access than the north side and is safer due to the separation of transportation modes and a guardrail separating the bike lane from automobile traffic. Though not shown in the panoramic photo, Mt Hood is visible on the other side of the bridge tower on a clear day. The view from CCSW08 is ranked Group A.

The general recommendation for Group A views is to prohibit conflicting structures and vegetation within view corridors where Mt Hood, Mt St Helens or a bridge is a primary focal feature, and to limit conflicting structures and vegetation within view corridors to other primary focal features. Due to the location of this viewpoint on the Morrison Bridge out over the Willamette River, there is no potential for development or vegetation to block the view of the Willamette River, Hawthorne Bridge, or Central City skyline. The Central City skyline and Willamette River are both integral to this view. Therefore, the decision is to prohibit conflicting uses to maintain a view of the Central City skyline and Hawthorne Bridge, with the Willamette River below (shown in red).

CCSW09: INTERNATIONAL ROSE TEST GARDEN – NEAR GARDEN STORE, NORTH POINT

Site-Specific ESEE Decision: The ESEE decision is to:

1. *Prohibit* conflicting structures within view corridor to Mt Adams.
2. *Limit* conflicting vegetation within the view corridor to Mt Adams.

Protected focal feature(s) of the view: Mt Adams

Explanation: This view from in front of the garden store at the Rose Garden looks out to the eastern foothills and Mt Adams. The Rose Garden is a major tourist attraction and draws many visitors throughout the year. This is the most highly developed viewpoint in the Rose Garden and consists of a viewing platform area with tables and chairs, benches, two telescopes, restrooms, a water fountain, bike racks, and lighting. There are multiple vantage points from this large viewing platform. This viewpoint is in front of the garden store and is a view of Mt Adams; the other is just to the south (CCSW10). The view from CCSW09 is ranked Tier I.

The general ESEE recommendation for a Tier I view is to prohibit conflicting structures and vegetation within view corridors where Mt Hood, Mt St Helens or a bridge is a primary focal feature, and to limit conflicting structures and vegetation within view corridors to other primary focal features. The elevation of the viewpoint is at a high enough elevation that structures within the Central City boundary, even if built to their allowed heights, will not block the view of Mt Adams. However, vegetation is encroaching on the view from the bottom and sides and is beginning to obscure a clear view of Mt Adams. This is the most complete view of Mt Adams identified through the CCSRI. Therefore, the recommendation is to prohibit conflicting vegetation to maintain a view of Mt Adams (shown in red).

CCSW10: INTERNATIONAL ROSE TEST GARDEN – NEAR GARDEN STORE, SOUTH POINT

Site-Specific ESEE Decision: The ESEE decision is to:

1. *Prohibit* conflicting structures and vegetation within view corridor to Mt Hood.
2. *Limit* conflicting structures and vegetation within view corridor to the Central City skyline.

Protected focal feature(s) of the view: Mt Hood, Central City skyline

Explanation: This view looks out to the Downtown skyline, eastern foothills, and Mt Hood. The Wells Fargo Center partially blocks a full view of Mt Hood. Though the presence of vegetation contributes positively to the scenic quality of this view, particularly the large weeping willow on the left, a row of Douglas firs is encroaching on the view from below, almost entirely blocking the skyline and part of Mt Hood. There are multiple vantage points from this large viewing platform. This viewpoint is between the restrooms and garden store; the other is just to the north (CCSW09). The view from CCSW10 is ranked Tier I.

The general ESEE recommendation for a Tier I view is to prohibit conflicting structures and vegetation within view corridors where Mt Hood, Mt St Helens or a bridge is a primary focal feature, and to limit conflicting structures and vegetation within view corridors to other primary focal features. The Rose Garden is a major tourist attraction and draws many visitors throughout the year. This is the most highly developed viewpoint in the Rose Garden and consists of a viewing platform area with tables and chairs, benches, two telescopes, restrooms, a water fountain, bike racks, and lighting. The view of Mt Hood is already compromised – the Wells Fargo Center partially obstructs the view of the mountain; however, it is still a Tier I ranked view. There are three BLI conflicts and five non-BLI conflicts. Staff recommend applying height limits to preserve this view. In addition, a row of Douglas firs is encroaching on the view from below, almost entirely blocking the skyline and part of Mt Hood. Therefore, the recommendation is to prohibit conflicting structures and vegetation to maintain a view of Mt Hood (shown in red) and to limit conflicting structures and vegetation to maintain visibility through to the Central City skyline (shown in yellow).

CCSW11: GREENWAY TRAIL WEST – BETWEEN SW MORRISON STREET AND SW YAMHILL STREET

Site-Specific ESEE Decision: The ESEE decision is to:

1. *Allow* conflicting structures and vegetation within the view corridor to Mt Hood.
2. *Limit* conflicting vegetation within view corridors to the Willamette River and Morrison and Hawthorne Bridges.
3. *Allow* conflicting structures within view corridor to Willamette River and Morrison and Hawthorne Bridges.

Protected focal feature(s) of the view: Willamette River, Morrison Bridge, Hawthorne Bridge

Explanation: This panoramic view across the Willamette River includes a view of the Morrison and Hawthorne Bridges as well as Mt Hood in the far background. This viewpoint is along a highly trafficked section of the Greenway Trail in Tom McCall Waterfront Park. Though there are benches, it is not specifically developed as a viewpoint. This viewpoint was originally located at the point where SW Morrison Street would intersect with the Greenway Trail; it was moved slightly south, between SW Morrison and SW Yamhill Streets, to a location with benches and a slightly less-obstructed view of Mt Hood. The view from CCSW11 is ranked Group B.

The general ESEE recommendation for Group B views where Mt Hood or Mt St Helens is not a primary focal feature is to allow conflicting structures and to limit conflicting vegetation within view corridors to primary focal features. Due to the location of the viewpoint along the seawall, there is no potential for development or vegetation to block the view of the river and bridges. However, development and/or vegetation on the east side of the river could potentially block the view of Mt Hood. Though Mt Hood is not a primary focal feature of this view, this viewpoint was considered in the analysis of views of Mt Hood from bridges and the Greenway Trail. The results of that economic analysis for views of Mt Hood from the Willamette River results in a ESEE recommendation for CCSW11 to allow conflicting uses within the view corridor to Mt Hood. The general ESEE decision stands for the view corridor to the bridges and river (shown in yellow).

CCSW12: WASHINGTON PARK – ZOO TRAIN STATION BY ROSE GARDEN

Site-Specific ESEE Decision: The ESEE decision is to:

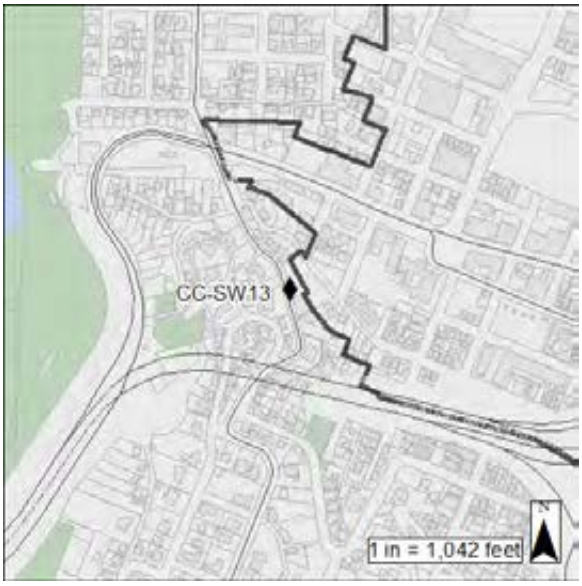
1. *Prohibit* conflicting structures within view corridor to Mt St Helens and Mt Rainier.
2. *Limit* conflicting vegetation within the view corridor to Mt St Helens and Mt Rainier.

Protected focal feature(s) of the view: Mt St Helens, Mt Rainier

Evaluation: The viewpoint at the Washington Park zoo train platform by the Rose Garden offers a rare view of Mt St Helens with Mt Rainier peeking out from behind. Historically, this view provided a panoramic overlook that also included views of the Downtown skyline and Mt Hood, in addition to Mt St Helens. Today, the view is almost entirely blocked by vegetation and Mt Hood and the skyline are no longer visible. Glimpses of the rose garden can be seen in the foreground along with glimpses of the eastern foothills in the distances. The historic view could be restored through vegetation management. The view from CCSW12 is ranked Tier I.

The general ESEE recommendation for a Tier I view is to prohibit conflicting structures and vegetation within view corridors where Mt Hood, Mt St Helens or a bridge is a primary focal feature and to limit conflicting structures and vegetation within view corridors to other primary focal features. The viewpoint at the zoo train station by the Rose Garden is at a high enough elevation that structures within the Central City boundary, even if built to their allowed heights, will not block the view of Mt St Helens. However, vegetation is beginning to obscure the view of Mt St Helens. This is also one of the only views of Mt St Helens where Mt Rainier is identifiable. Therefore, the recommendation is to prohibit conflicting structures and vegetation to maintain a view of Mt St Helens and Mt Rainier (shown in red).

CCSW13: SW VISTA AVENUE NORTH OF SW MONTGOMERY DRIVE – NORTH POINT



Site-Specific ESEE Decision: The ESEE decision is to:

1. *Allow* conflicting structures and vegetation.

Protected focal feature(s) of the view: N/A

Explanation: The 1990 Scenic Resources ESEE placed a viewpoint along the northern edge of this property, acknowledging that the property would develop but that a view of Mt St Helens should be retained. Today, overgrown vegetation on the northern portion of the property significantly interferes with the view; however, glimpses of all three mountains (St Helens, Adams and Hood) are visible from this location and, were the vegetation to be managed, there could be a clear view of all three mountains. As it is, there's a much clearer view of Mt St Helens and Mt Adams just south of this property (see CCSW16), though Mt Hood is not visible from that location and the view looks across a different property. This original viewpoint is on SW Vista Avenue north of SW Montgomery Drive and north of the development on the property; it is not a highly trafficked or accessible part of Portland. The view from CCSW13 is ranked Tier II.

The general ESEE recommendation for a Tier II view is to limit conflicting structures and vegetation within view corridors where Mt Hood or Mt St Helens is a primary focal feature, and to limit conflicting vegetation and allow conflicting structures within view corridors to other primary focal features. Historically, this was a view of Mt St Helens. There are no building height conflicts with a view of Mt St Helens on BLI or non-BLI lots. However, vegetation obscures the view. In addition, there is a second viewpoint (CCSW16) located just south of this viewpoint which offers a clearer view of Mt St Helens and is located at the top of a public staircase. Staff analyzed both viewpoints and chose to protect CCSW16 since it is located at the top of a public staircase and currently offers a clearer view of Mt St Helens. Therefore, the ESEE decision for CCSW13 is to allow all conflicting uses.

CCSW15: VISTA BRIDGE – EAST SIDE, CENTER

Site-Specific ESEE Decision: The ESEE decision is to:

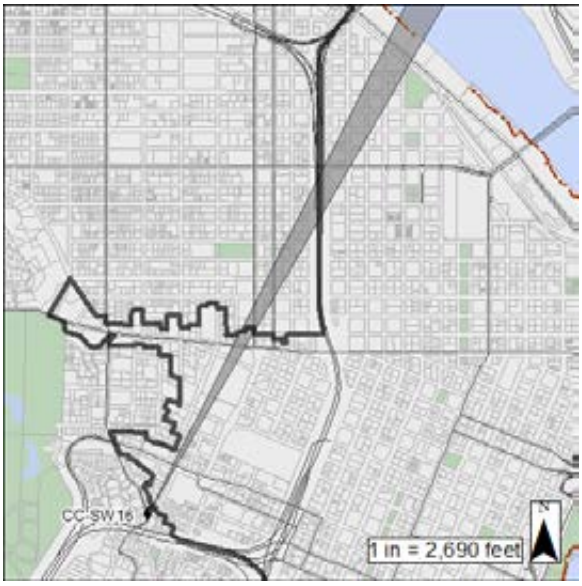
1. *Prohibit* conflicting structures and vegetation within view corridor to Mt Hood.
2. *Limit* conflicting structures and vegetation within view corridor to the Central City skyline.

Protected focal feature(s) of the view: Mt Hood, Central City skyline

Explanation: This is a view of Mt Hood and the Central City skyline from Vista Bridge. Development partially blocks Mt Hood. Currently, a chain-link safety fence interferes with the scenic quality of the view and blocks access to the two pedestrian bump-outs with benches. Historically, the bridge had a lower, concrete guardrail with two bench bump-outs built into each side of the bridge. The view from CCSW15 is ranked Tier I.

The general ESEE recommendation for a Tier I view is to prohibit conflicting structures and vegetation within view corridors where Mt Hood, Mt St Helens or a bridge is a primary focal feature, and to limit conflicting structures and vegetation within view corridors to other primary focal features. The view of Mt Hood is already compromised – multiple buildings in Downtown partially encroach on the view of the mountain; however, this was still ranked a Tier I view by the experts. Staff adjusted the view cone to Mt Hood to reflect the current extent of the view to Mt Hood and then assessed impact on BLI lots. There are 13 BLI lots and 52 non-BLI lots that, if redeveloped to their allowed height potential, would further block the view of Mt Hood. Therefore, the ESEE decision is to prohibit conflicting structures and vegetation within the current view corridor to Mt Hood (shown in red) and to limit conflicting vegetation within the view corridor to the Central City skyline (shown in yellow). Staff also recommend replacing the discordant safety fencing with something more permeable that allows better visibility while maintaining its safety function, and reinstating access to the two bump-out benches.

CCSW16: SW VISTA AVENUE NORTH OF SW MONTGOMERY DRIVE – ABOVE STAIRS



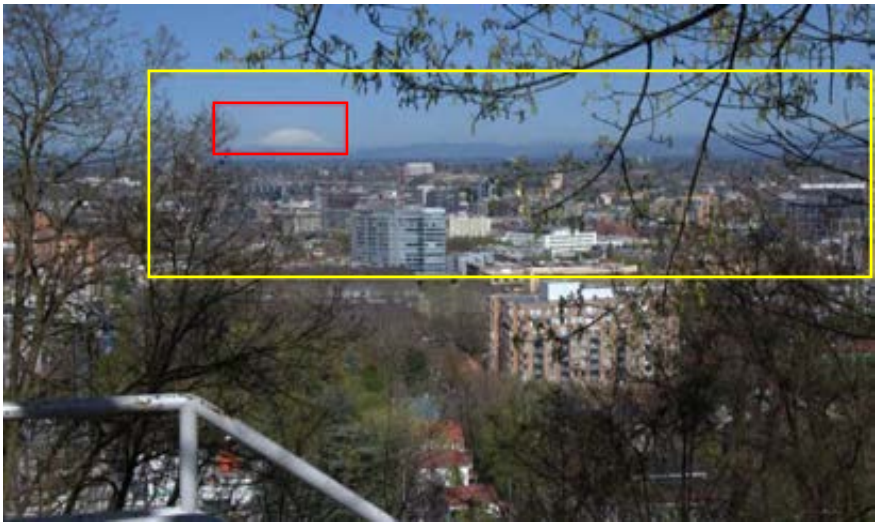
Site-Specific ESEE Decision: The ESEE decision is to:

1. *Prohibit* conflicting structures and vegetation within view corridor to Mt St Helens and Mt Rainier.
2. *Limit* conflicting structures and vegetation within view corridor to Central City skyline, Mt Adams, and Fremont Bridge.

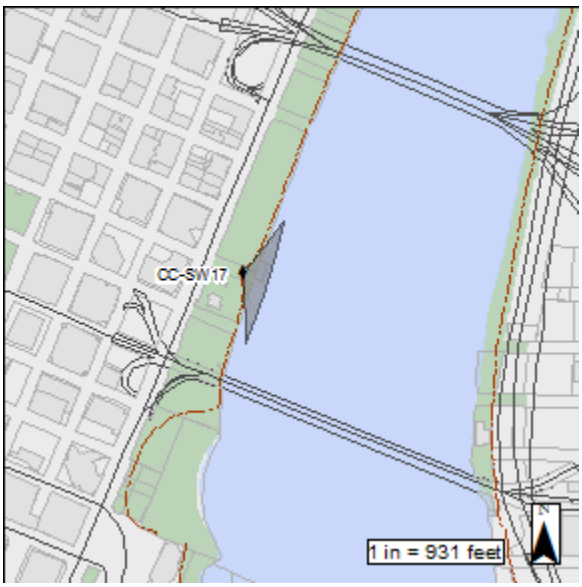
Protected focal feature(s) of the view: Mt St Helens, Mt Rainier, Central City skyline, Mt Adams, Fremont Bridge

Explanation: This view is of Mt St Helens and the Central City West skyline. Mt Adams, Mt Rainier, nearby buttes, and the eastern foothills are secondary focal features. This viewpoint is on SW Vista Avenue at the top of the public staircase just north of SW Montgomery Drive; it is not a highly trafficked or accessible part of Portland. The view from CCSW16 is ranked Tier I.

The general ESEE recommendation for a Tier I view is to prohibit conflicting structures and vegetation within view corridors where Mt Hood, Mt St Helens or a bridge is a primary focal feature, and to limit conflicting structures and vegetation within view corridors to other primary focal features. Based on existing allowed buildable heights, there are no conflicts between current allowed building heights and a view of Mt St Helens. Though overgrown vegetation encroaches on the views of Mt St Helens, Mt Rainier, Mt Adams, and the Central City skyline, this view has less discordant vegetation than the view from the nearby historically designated viewpoint just north of here (see CCSW13). In addition, this viewpoint is located at the top of a public staircase. This is also one of the few locations with good visibility to Mt Rainier. Therefore, the recommendation is to prohibit conflicting uses to maintain a view of Mt St Helens and Mt Rainier (shown in red), and to limit conflicting uses to maintain a view of the Fremont Bridge, Mt Adams, and the Central City skyline (shown in yellow).



CCSW17: GREENWAY TRAIL WEST – AT SALMON STREET SPRINGS



Site-Specific ESEE Decision: The ESEE decision is to:

1. *Allow* conflicting structures and vegetation within view corridor to Mt Hood.
2. *Limit* conflicting vegetation within view corridors to the Willamette River, Morrison Bridge, and Hawthorne Bridge.
3. *Allow* conflicting structures within view corridors to the Willamette River, Morrison Bridge, and Hawthorne Bridge.

Protected focal feature(s) of the view: Willamette River, Hawthorne Bridge, Morrison Bridge, Mt Hood

Explanation: Located at the Salmon Street Springs fountain, this view looks out across the Willamette River and the Central Eastside to Mt Hood. There is also a primary view of the Hawthorne Bridge. The Morrison Bridge, riverbank, and Mt Tabor are secondary focal features. The vegetation on the east side, including the conical conifers contributes to the scenic quality of this view. This developed viewpoint is located at Governor Tom McCall Waterfront Park and on a highly trafficked and accessible section of the Greenway Trail. The viewpoint is quite large and includes upper and lower paths, a curved staircase, and the approach from Salmon Springs. It has two telescopes, educational signs, and an amphitheater staircase where a viewer can sit and take in the view. The viewpoint receives high volumes of visitors, particularly during events like the Rose Festival, which draw tourists from the entire Metro Region. The view from CCSW17 is ranked Group B.

The general ESEE recommendation for Group B views where Mt Hood or Mt St Helens is a primary focal feature is to limit conflicting uses within the view corridor to Mt Hood or Mt St Helens, and to limit conflicting vegetation and allow conflicting structures within view corridors to other primary focal features. Due to the location of the viewpoint along the seawall, there is no potential for development or vegetation to block a view of the Willamette River and bridges. However, structures or vegetation on the east side could block a view of Mt Hood. CCSW17 was included in the analysis of views of Mt Hood from bridges and the Greenway Trail. There were 10 potential views of Mt Hood considered. The economic impacts on the Central Eastside of protecting this view are significant. The Central Eastside, particularly the corridor around Martin Luther King Jr Ave and Grand Ave has existing heights of up to 200 feet that would have to be limited to 45-60 feet. In addition, the river bank in this location is largely devoid of vegetation. It is a city goal to increase tree canopy, particularly within riparian corridors. The recommendation is to allow conflicting structures and vegetation within the view of Mt Hood. The general ESEE recommendation stands for the Willamette River and bridges (shown in yellow).

CCSW18: SW MILL STREET TERRACE

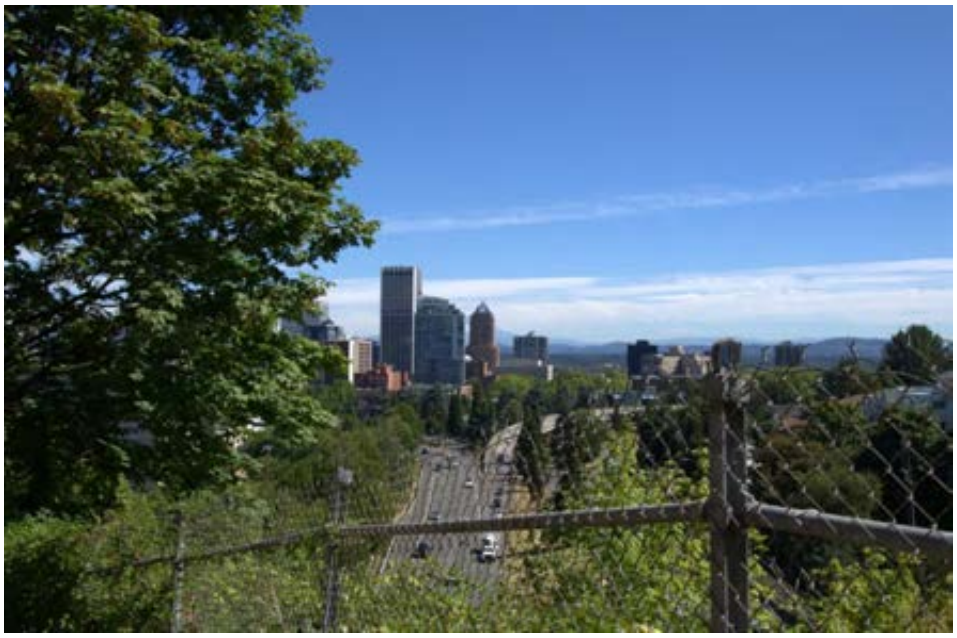
Site-Specific ESEE Decision: The ESEE decision is to:

1. *Allow* conflicting structures and vegetation.

Protected focal feature(s) of the view: N/A

Explanation: This view looks out over the Downtown skyline from SW Mill Street Terrace. The eastern foothills create a scenic backdrop and Mt Hood is visible behind the skyline, though almost entirely blocked by development and, therefore, not a major contributing factor to the quality of this view. A large bigleaf maple blocks the northern part of the skyline on the left, though the view may open up during leaf-off. The chain-link fence in the foreground is discordant. This viewpoint is not easily accessible; it's difficult to find and located on a dead-end street with no sidewalk and only one parking spot. The view from CCSW18 is ranked Tier II.

The general ESEE recommendation for a Tier II view without Mt Hood and/or Mt St Helens as a primary focal feature is to allow conflicting structures and limit conflicting vegetation within view corridors to primary focal features. However, this viewpoint is not easily accessible and lacks a sidewalk or a safe, legal place to take in the view. Therefore, the ESEE decision for CCSW18 is to allow all conflicting uses.



CCSW19: SW MONTGOMERY DRIVE NORTH OF SW CARTER LANE

Site-Specific ESEE Decision: The ESEE decision is to:

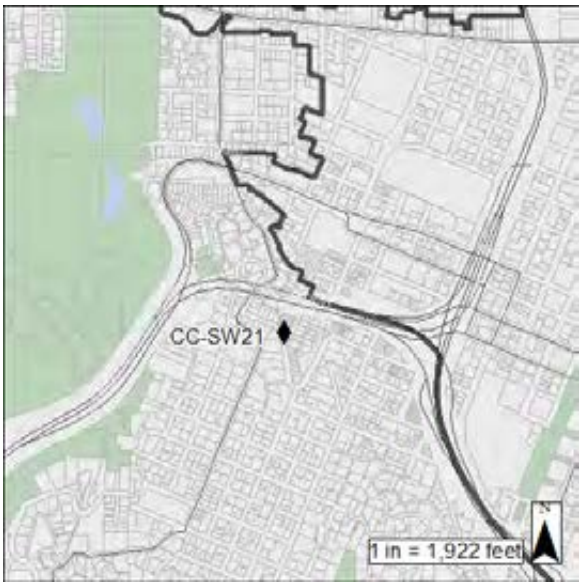
1. *Allow* conflicting structures and vegetation.

Protected focal feature(s) of the view: N/A

Explanation: This view from SW Montgomery Drive looks out over Downtown to Mt Hood and the eastern foothills. The Wells Fargo Center, KOIN Center, and Park Avenue West Tower are all visible. Currently, the view is mostly obscured by overgrown vegetation, even during leaf-off (during leaf-on, the view is completely obscured); however, vegetation management could restore the view. There is a similar but less obscured view just to the south of this historically designated viewpoint but it overlooks private property. The viewpoint is located in the West Hills and is not easily accessible. The view from CCSW18 is ranked Tier II.

The general ESEE recommendation for a Tier II view without Mt Hood or Mt St Helens as a primary focal features is to allow conflicting structures and limit conflicting vegetation within view corridors to primary focal features. However, the view is compromised by a significant amount of existing vegetation. The viewpoint is not highly trafficked or easily accessible. Staff determined that the costs of removing vegetation from a steep slope to maintain a view from CCSW19, particularly the environmental costs associated with the loss of slope stabilizing vegetation, outweigh any benefits. Therefore, the ESEE decision for CCSW19 is to allow all conflicting uses.

CCSW21: SW MONTGOMERY DRIVE AT FRANK L KNIGHT CITY PARK



Site-Specific Decision: The ESEE decision is to:

1. *Allow* conflicting structures and vegetation.

Protected focal feature(s) of the view: N/A

Explanation: This view from SW Montgomery Drive at Frank L Knight City Park looks out over the Central City to Mt Hood and Mt St Helens. The U.S. Bancorp Tower, Wells Fargo Center, KOIN Center, and Park Avenue West Tower (under construction) are all visible. This undeveloped viewpoint is located in the West Hills and is not easily accessible due to the lack of a sidewalk or bike lane and limited parking nearby. The view from CCSW21 is ranked Tier II.

The general ESEE recommendation for a Tier II view with Mt St Helens as a primary focal feature is to limit conflicting structures within the view corridor to Mt St Helens. There is one BLI and two non-BLI conflicts within the view corridor to Mt St Helens. However, significant existing vegetation obscures the view of Mt St Helens, even during leaf-off (during leaf-on, the view is completely obscured). Though this viewpoint is adjacent to a City-owned public park, it is not a developed park. Furthermore, it is located up in the hills and not likely to be accessed by anyone other than neighbors. Therefore, the ESEE decision is to allow all conflicting uses.

CCSW23: HAWTHORNE BRIDGE – NORTH SIDE, WEST

Site-Specific ESEE Decision: The ESEE decision is to:

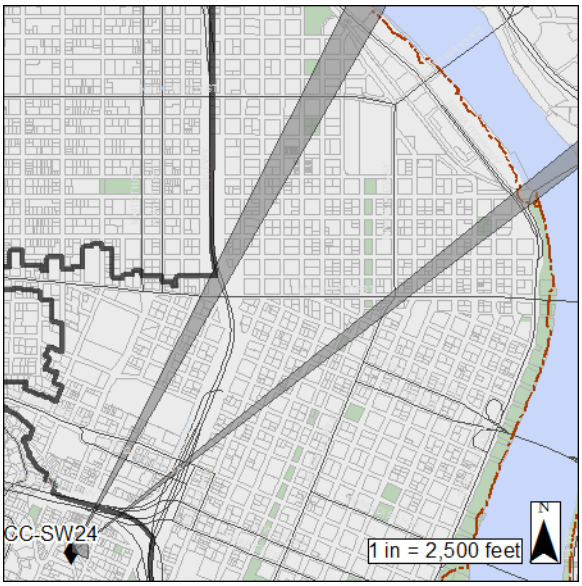
1. *Allow* conflicting structures and vegetation.

Protected focal feature(s) of the view: N/A

Explanation: This panoramic view from the north side of the Hawthorne Bridge includes views of the Willamette River, Waterfront Park, the Downtown skyline, the Morrison and Steel Bridges, the Convention Center spires, Lloyd District, and a glimpse of Mt Adams and Mt Hood. The Hawthorne Bridge has a relatively wide bike/ped path and there is striping to separate bikes from pedestrians on the bridge approach; however, the striping does not continue across the actual bridge. Currently, the bridge does not have any pedestrian refuges from which to enjoy a view. The view from CCSW23 is ranked Group B.

The general ESEE recommendation for Group B views where Mt Hood is not a primary focal feature is to allow conflicting structures and to limit conflicting vegetation within view corridors to primary focal features. Due to the location of the viewpoint on the Hawthorne Bridge, out over the water, there is no potential for development or vegetation to block the view of the river, Waterfront Park, the Downtown skyline, or the Morrison Bridge. However, development and/or vegetation on the east side of the river could potentially block the view of Mt Hood. Though Mt Hood is not a primary focal feature of this view, this viewpoint was considered in the analysis of views of Mt Hood from bridges and the Greenway Trail. The results of that economic analysis for views of Mt Hood from the Willamette River results in a ESEE recommendation for CCSW23 to allow conflicting uses within the view corridor to Mt Hood. There is another viewpoint on the north side of the Hawthorne Bridge (CCSW26) that offers a clearer view of the Central City skyline and a better perspective of the Willamette River. Therefore, the ESEE recommendation for CCSW23 is to allow conflicting uses.

CCSW24: SW UPPER HALL STREET HAIRPIN TURN



Site-Specific ESEE Decision: The ESEE decision is to: allow.

1. *Prohibit* conflicting structures and vegetation within view corridors to the Central City skyline, and Mt St Helens.
2. *Limit* conflicting vegetation within view corridors to Mt Hood, Mt Adams and the Fremont Bridge.

Protected focal feature(s) of the view: Mt Hood, Mt St Helens, Mt Adams, Central City skyline, Fremont Bridge

Explanation: This viewpoint offers one of the most expansive views of the Central City skyline from within the Central City. It provides a wide panorama with views of Northwest Portland, the Downtown skyline, Mt Hood, Mt St Helens, Mt Adams, the Fremont Bridge, and the eastern foothills. The U.S. Bancorp Tower, Wells Fargo Center, Park Avenue West Tower, and KOIN Center are all visible. Viewpoint access is limited due to its remote location, lack of parking, bike lanes, or transit access, and incomplete sidewalk. The view from CCSW24 is ranked Tier I.

The general ESEE recommendation for a Tier I view is to prohibit conflicting structures and vegetation within view corridors where Mt Hood, Mt St Helens, or bridges are primary focal features, and to limit conflicting structures and vegetation within view corridors to other primary focal features. There are no BLI and nine non-BLI conflicts within the view corridor to Mt St Helens, one BLI and 12 non-BLI conflicts to Mt Adams, and three BLI and 11 non-BLI conflicts to Mt Hood. CCSW24 has two existing height limitations; one is an extended view corridor to Mt Hood and the other is a wider but shallower panoramic view corridor directly adjacent to the viewpoint. This viewpoint is difficult to get to, has limited parking, and an incomplete sidewalk, and is not likely to be accessed by anyone other than people living nearby; however, the expert panel ranked it as one of the best views. The recommendation is to retain height limits within the view corridor to the Central City skyline, add new height limits within view corridors to Mt St Helens, and remove the height limits within the view corridor to Mt Hood. Therefore, the decision is to prohibit conflicting uses to maintain a view of the Central City skyline and Mt St Helens (shown in red) and to limit conflicting vegetation to maintain a view of Mt Hood, Mt Adams and the Fremont Bridge as long as the views remain (shown yellow).

CCSW25: HAWTHORNE BRIDGE – SOUTH SIDE, CENTER

Site-Specific ESEE Decision: The ESEE decision is to:

1. *Limit* conflicting vegetation within view corridors to the Willamette River and Central City west skyline.
2. *Allow* conflicting structures.

Protected focal feature(s) of the view: Willamette River, Central City west skyline

Explanation: This view from the south side of the Hawthorne Bridge looks up (south) the Willamette River to the Marquam Bridge. Tilikum Crossing is also visible further upriver. Interstate 5 dominates the left side and detracts from the scenic quality of the view. On the right are views of South Waterfront, Riverplace Marina, the West Hills, Hawthorne Bowl, and the Downtown skyline. The Hawthorne Bridge is highly trafficked but lacks a guardrail between the bike/ped path and automobile traffic lanes. There's a relatively wide bike/ped path with striping to separate bikes from pedestrians on the bridge approach; however, the striping does not continue across the actual bridge. There are no pedestrian refuges from which to stop and enjoy the view. The view from CCSW25 is ranked Group B.

The general ESEE recommendation for Group B views where Mt Hood is not a primary focal feature is to allow conflicting structures and to limit conflicting vegetation within view corridors to primary focal features. That recommendation stands (shown in yellow). However, due to the location of this viewpoint on the Hawthorne Bridge, out over the Willamette River, there's no potential for structures or vegetation to block the view of the Willamette River or Downtown skyline.

CCSW26: HAWTHORNE BRIDGE – NORTH SIDE, CENTER

Site-Specific ESEE Decision: The ESEE decision is to:

1. *Allow* conflicting structures and vegetation within the view corridor to Mt Hood.
2. *Limit* conflicting vegetation within view corridors to the Willamette River, Central City west skyline, Morrison Bridge, and Convention Center spires.
3. *Allow* conflicting structures within view corridors to the Willamette River, Central City west skyline, Morrison Bridge, and Convention Center spires.

Protected focal feature(s) of the view: Willamette River, Central City west skyline, Morrison Bridge, Convention Center spires

Explanation: This view, taken from the center of the north side of the Hawthorne Bridge, looks down (north) the Willamette River toward the Morrison Bridge, which is flanked on either side by the Steel Bridge towers and Convention Center spires. On the left is Waterfront Park and the Downtown skyline. On a clear day, Mt St Helens, Mt Adams, and Mt Hood are all visible. The Hawthorne Bridge is highly trafficked but lacks a guardrail between the bike/ped path and automobile traffic lanes. There's a relatively wide bike/ped path with striping to separate bikes from pedestrians on the bridge approach; however, the striping does not continue across the actual bridge. There are no pedestrian refuges from which to stop and enjoy the view. The view from CCSW26 is ranked Group B.

The general ESEE recommendation for Group B views where Mt Hood is not a primary focal feature is to allow conflicting structures and to limit conflicting vegetation within view corridors to primary focal features. Due to the location of the viewpoint on the Hawthorne Bridge, out over the water, there is no potential for development or vegetation to block the view of the river, skyline, spires, or Morrison Bridge. However, development and/or vegetation on the east side of the river could potentially block the view of Mt Hood. Though Mt Hood is not a primary focal feature of this view, this viewpoint was considered in the analysis of views of Mt Hood from bridges and the Greenway Trail. The results of that economic analysis for views of Mt Hood from the Willamette River results in a ESEE recommendation for CSW26 to allow conflicting uses within the view corridor to Mt Hood. The general ESEE recommendation stands for view corridors to the river, bridge, skyline, and spires (shown in yellow).

CCSW27: GREENWAY TRAIL WEST – NORTH OF THE HAWTHORNE BOWL

Site-Specific ESEE Decision: The ESEE decision is:

1. *Limit* conflicting vegetation within view corridors to Willamette River and Hawthorne Bridge.
2. *Allow* conflicting structures.

Protected focal feature(s) of the view: Willamette River, Hawthorne Bridge

Explanation: The Hawthorne Bridge and Willamette River are the primary elements in this view. While not shown in the panoramic photo due to lens constraints, the full extent of the Hawthorne Bridge can be seen from this viewpoint. The Marquam Bridge, Ross Island Bridge, Tilikum Crossing, Riverplace Marina, and South Waterfront are visible in the distance. This is a developed viewpoint in a highly trafficked area between the Hawthorne Bridge and Hawthorne Bowl. It includes educational signage and a telescope as well as a large platform from which to take in the view. There is also a large planter seating wall, though it is set back from the river's edge. The original viewpoint was located toward the north end of the grassy area of the Bowl; this viewpoint was relocated to the developed viewpoint just north of the Bowl. The view from CCSW27 is ranked Group B.

The general ESEE recommendation for Group B views where Mt Hood is not a primary focal feature is to allow conflicting structures and to limit conflicting vegetation within view corridors to primary focal features. That recommendation stands (shown in yellow). However, due to the location of the viewpoint along the seawall, there is no potential for development or vegetation to block the view.

CCSW28: HAWTHORNE BOWL – PALM TREE PLANTER

Site-Specific ESEE Decision: The ESEE decision is to:

1. *Limit* conflicting vegetation within view corridor to the Willamette River and Hawthorne Bridge.
2. *Allow* conflicting structures.

Protected focal feature(s) of the view: Willamette River, Hawthorne Bridge

Explanation: Located at the planter at the top of the Hawthorne Bowl, this developed viewpoint includes views of the grassy area of the Bowl, Willamette River, and Hawthorne Bridge. The Marquam and Ross Island Bridges and Tilikum Crossing are visible in the distance. Mt Hood is also visible, though almost entirely blocked by Interstate 5. However, due to the relatively raised elevation of this viewpoint as one of the highest along the Greenway Trail, it has the potential to offer a great view of Mt Hood should I-5 ever be relocated or sunk below grade. The Hawthorne Bowl is the site of many large public events, drawing local and regional users as well as tourists from afar. The original viewpoint was located in the center of the grassy area of the Bowl near the water; the viewpoint was relocated to the developed viewpoint by the planter at the top of the Bowl. The view from CCSW28 is ranked Group B.

The general ESEE recommendation for Group B views where Mt Hood is not a primary focal feature is to allow conflicting structures and to limit conflicting vegetation within view corridors to primary focal features. That recommendation stands. However, due to the location of this viewpoint along the Greenway Trail West, there is no potential for development to block the view. Therefore, the recommendation is to limit conflicting vegetation to maintain a view of the Willamette River and Hawthorne Bridge (shown in yellow).

CCSW29: GREENWAY TRAIL WEST – AT SW CLAY STREET

Site-Specific ESEE Decision: The ESEE decision is to:

1. *Limit* conflicting vegetation within view corridor to the Willamette River, Hawthorne Bridge, and Riverplace Marina.
2. *Allow* conflicting structures.

Protected focal feature(s) of the view: Willamette River, Hawthorne Bridge, Riverplace Marina

Explanation: This viewpoint is located off the Greenway Trail at SW Clay Street. The Willamette River, Hawthorne Bridge, and Riverplace Marina are the primary features of the view. The Marquam Bridge and South Waterfront are also visible. Though the viewpoint is just south of Tom McCall Waterfront Park, its proximity to the Hawthorne Bowl and Riverplace development make it a highly trafficked area. The viewing platform has benches and a telescope. On a clear day, Mt Hood is visible, though mostly blocked by the Marquam Bridge/Interstate 5 and, therefore, not currently a major contributing factor to the quality of this view. The view from CCSW29 is ranked Group B.

The general ESEE recommendation for a Group B view where Mt Hood or Mt St Helens is not a primary focal feature is to allow conflicting structures and to limit conflicting vegetation within view corridors to primary focal features. That recommendation stands. However, due to the location of this viewpoint along the Greenway Trail West, there is no potential for development to block the view. Vegetation along the riverbank below the viewpoint could obstruct the view. Therefore, the recommendation is to limit conflicting vegetation to maintain a view of the Willamette River, Hawthorne Bridge, and Riverplace Marina (shown in yellow).

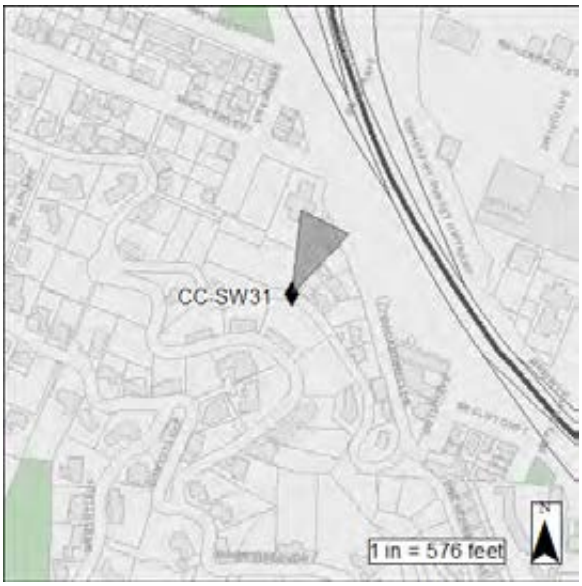
CCSW31: SW CARDINELL DRIVE AT TOP OF STAIRS

Site-Specific ESEE Decision: The ESEE decision is to:

1. *Limit* conflicting vegetation within view corridor to the Central City skyline.
2. *Allow* conflicting structures.

Protected focal feature(s) of the view: Central City skyline

Explanation: This view from SW Cardinell Drive at the top of the staircase down to lower SW Cardinell Drive offers a panoramic view of the Central City skyline, including a view of Mt St Helens. The Fremont Bridge and eastern foothills are secondary focal features. This viewpoint is not in a highly trafficked area of Portland and is difficult to access. The view from CCSW31 is ranked Tier I.



The general ESEE recommendation for a Tier I view is to prohibit conflicting structures and vegetation within view corridors where Mt Hood, Mt St Helens, or bridges are primary focal features and to limit conflicting structures and vegetation within view corridors to other primary focal features. Mt St Helens is a primary focal feature of this view. Based on existing height limits, there are 12 BLI conflicts and 30 non-BLI conflicts within the view corridor to Mt St Helens. The view is almost completely blocked by overgrown vegetation during leaf-on, though vegetation management could restore the view. There are also discordant utility lines cutting through the view. Furthermore, though this viewpoint is located at the top of a public staircase, it is very difficult to get to and is not likely to be accessed by anyone other than people living nearby. Staff looked at CCSW31 and CCSW33 together as they offer similar views and are close to each other. Staff chose to protect a view of the Central City skyline from CCSW31 because it is located at the top of a public staircase. The recommendation is to allow conflicting structures but limit conflicting vegetation to maintain a view of the Central City skyline as well as views of Mt St Helens and the Fremont Bridge, as long as those views remain (shown in yellow).

CCSW32: RIVERPLACE SOUTH PUBLIC DOCK AT END OF DOCK

Site-Specific ESEE Decision: The ESEE decision is to:

1. *Limit* conflicting vegetation within view corridors to the Willamette River, Hawthorne Bridge, Marquam Bridge, Tilikum Crossing, Central City skyline, and Riverplace Marina.
2. *Allow* conflicting structures.

Protected focal feature(s) of the view: Willamette River, Hawthorne Bridge, Downtown skyline, Riverplace Marina, Marquam Bridge, Tilikum Crossing

Explanation: This viewpoint at the end of the public dock by the Newport Seafood Grill, places the viewer just above the water level, contributing to an intimate relationship between the viewer and the Willamette River. There are two views from this location – looking north and looking south. The Willamette River, Hawthorne Bridge, Riverplace Marina, and Central City skyline constitute the main focal features of the northerly view while the Willamette River and Marquam Bridge are the primary focal features of the southerly view. The end of the dock has been developed as a viewpoint and has a bench where one can sit and enjoy the view. The dock is only accessible by foot and the ramp down is likely not ADA compliant. The view from CCSW32 is ranked Group B.

The general ESEE recommendation for Group B views where Mt Hood or Mt St Helens is not a primary focal feature is to allow conflicting structures and to limit conflicting vegetation within view corridors to primary focal features. That recommendation stands (shown in yellow). However, due to the location of this viewpoint on a dock extending out into the Willamette River, there is no potential for development or vegetation to block the view of any primary focal features.

CCSW33: SW RIVINGTON DRIVE

Site-Specific ESEE Decision: The ESEE decision is to:

1. *Allow* conflicting structures and vegetation.

Protected focal feature(s) of the view: N/A

Explanation: Historically, the viewpoint on SW Rivington Drive offered panoramic views of Mt St Helens, Mt Hood, and the Downtown skyline. The Wells Fargo Center, U.S. Bancorp Tower, KOIN Center, and Park Avenue West Tower (under construction) are all visible. This viewpoint is not located in a highly trafficked area of Portland and is difficult to access. The view from CCSW33 is ranked Tier I.

The general ESEE recommendation for a Tier I view is to prohibit conflicting structures and vegetation within view corridors where Mt Hood, Mt St Helens, or bridges are primary focal features and to limit conflicting structures and vegetation within view corridors to other primary focal features. Mt Hood and Mt St Helens are both primary focal features of this view. There are four BLI conflicts and 14 non-BLI conflicts within the view corridor to Mt St Helens. Moreover, there are four BLI conflicts and 21 non-BLI conflicts within the view of Mt Hood. Currently, the view is completely obscured during leaf-on; during leaf-off, views of the mountains and skyline are interspersed with tree trunks and branches, though the key focal features are all still visible. This viewpoint is very difficult to get to and is not likely to be accessed by anyone other than people living nearby. Staff looked at CCSW31 and CCSW33 together as they offer similar views and are close to each other. Staff chose to protect CCSW31 because it is located at the top of a public staircase. Therefore, the recommendation for CCSW33 is to allow all conflicting uses.

CCSW34: LOVEJOY FOUNTAIN

Site-Specific ESEE Decision: The ESEE decision is to:

1. *Allow* conflicting structures and vegetation.

Protected focal feature(s) of the view: N/A

Explanation: This view of Mt Hood is taken from the top of the Lovejoy Fountain. Mt Hood is framed by large trees on either side which could begin to encroach on the view if they continue to grow laterally. Development in the mid-ground is blocking the bottom of Mt Hood. The fountain in the foreground provides visual interest, particularly when it is on. Lovejoy Fountain is located on a pedestrian walkway and receives a fair amount of foot traffic in the summer. The view from CCSW34 is ranked Tier I.

The general ESEE recommendation for a Tier I view is to prohibit conflicting structures and vegetation within view corridors where Mt Hood, Mt St Helens, or bridges are primary focal features and to limit conflicting uses within view corridors to other primary focal features. Mt Hood is a primary focal feature of this view, though it is already partially obscured by a nearby building. Staff further analyzed this view and determined that there are 23 BLI lot conflicts and 19 non-BLI conflicts within the view corridor to Mt Hood. Based on the economic costs of implementing height restrictions across so many properties for an already compromised view of Mt Hood, staff recommend allowing all conflicting uses.

CCSW35: GREENWAY TRAIL WEST – SOUTH OF RIVERPLACE PUBLIC DOCK

Site-Specific ESEE Decision: The ESEE decision is to:

1. *Limit* conflicting vegetation within view corridor to the Willamette River.
2. *Allow* conflicting structures.

Protected focal feature(s) of the view: Willamette River

Explanation: This viewpoint is right above the ramp leading down to the Riverplace public dock by the Newport Seafood Grill and adjacent to the park at the end of SW Montgomery Street. The view includes the Willamette River and Marquam Bridge. Tilikum Crossing, the Hawthorne Bridge, Riverplace Marina, the riverbank, and the Downtown skyline are secondary focal features. Though the viewpoint is developed and has benches, it is located directly above a trash can storage area which makes the viewpoint unpleasant. The view from CCSW35 is ranked Group B.

The general ESEE recommendation for Group B views where Mt Hood is not a primary focal feature is to allow conflicting structures and to limit conflicting vegetation within view corridors to primary focal features. That recommendation stands. However, due to the location of this viewpoint along the Greenway Trail West, there is no potential for development to block the view. Vegetation along the riverbank below the viewpoint could obstruct the view. Staff recommend applying the limit conflicting vegetation within a view cone to the Willamette River (shown in yellow). Staff also recommend relocating the existing trash and recycling receptacles away from the viewpoint.

CCSW36: GREENWAY TRAIL WEST – SW MONTGOMERY STREET GARDENS

Site-Specific ESEE Decision: The ESEE decision is to:

1. *Allow* conflicting structures and vegetation within the view corridor to Mt Hood.
2. *Limit* conflicting vegetation within view corridor to the Willamette River.
3. *Allow* conflicting structures within view corridor to the Willamette River.

Protected focal feature(s) of the view: Willamette River

Explanation: There are two separate views from this developed viewpoint, which is located along the south Greenway Trail near the garden at SW Montgomery Street. The view east looks out across the Willamette River to Mt Hood. The Marquam Bridge spans the top of the view and frames the view of Mt Hood. Tilikum Crossing and the riverbank are secondary focal features. The north view looks down the Willamette River to the Hawthorne Bridge. The Downtown skyline, Riverplace Marina, Convention Center spires, riverbank, and Lloyd District are secondary focal features. The views from CCSW36 are both ranked Group B.

The general ESEE recommendation for Group B views where Mt Hood is a primary focal feature is to limit conflicting structures and vegetation within the view corridor to Mt Hood, and to limit conflicting vegetation and allow conflicting structures within view corridors to other primary focal features. Due to the location of this viewpoint along the Greenway Trail West, there is no potential for development to block the views of the Willamette River or bridges. However, development or vegetation on the east side could block a view of Mt Hood. Staff analyzed the economic impact of protecting the view of Mt Hood from CCSW36 as part of the larger analysis of views of Mt Hood from bridges and the Greenway Trail. The results of that economic analysis for views of Mt Hood from the Willamette River results in a ESEE recommendation for CCSW36 to allow conflicting uses within the view corridor to Mt Hood. The general ESEE recommendation stands for the view corridor to the Willamette River (shown in yellow).

CCSW38: GREENWAY TRAIL WEST – BETWEEN SW MONTGOMERY STREET AND SW HALL STREET

Site-Specific ESEE Decision: The ESEE decision is to:

1. *Allow* conflicting structures and vegetation within the view corridor to Mt Hood.
2. *Allow* conflicting structures and vegetation within view corridors to the Willamette River and Marquam Bridge.

Protected focal feature(s) of the view: N/A

Explanation: The Marquam Bridge pilings frame this view of Mt Hood. The vegetated landscape in the foreground, the Willamette River, and the row of columnar trees across the river are all contributing natural scenic features of the view. The eastern edge of Tilikum Crossing is just visible but mostly obscured by overgrown vegetation on the west bank. There is no developed viewpoint at this location; however, the wide Greenway Trail provides ability for the viewer to stop and take in the view. The view from CCSW38 is ranked Group B.

The general ESEE recommendation for Group B views where Mt Hood is a primary focal feature is to limit conflicting structures and vegetation within the view corridor to Mt Hood, and to limit conflicting vegetation and allow conflicting structures within view corridors to other primary focal features. Due to the location of this viewpoint along the Greenway Trail West, there is no potential for development to block the views of the Willamette River and Marquam Bridge. However, structures and vegetation on the east side could obstruct a view of Mt Hood. Staff analyzed the economic impact of protecting the view of Mt Hood from CCSW38 as part of the larger analysis of views of Mt Hood from bridges and the Greenway Trail. The results of that economic analysis for views of Mt Hood from the Willamette River results in a ESEE recommendation for CCSW38 to allow conflicting uses within the view corridor to Mt Hood. CCSW38 is not a developed viewpoint; there are two developed viewpoints with similar views just north and south of this viewpoint that have a limit conflicting vegetation decision (CCSW36 and CCSW39). Therefore, the ESEE decision for CCSW38 is to allow all conflicting uses.

CCSW39: GREENWAY TRAIL WEST – AT SW HALL STREET

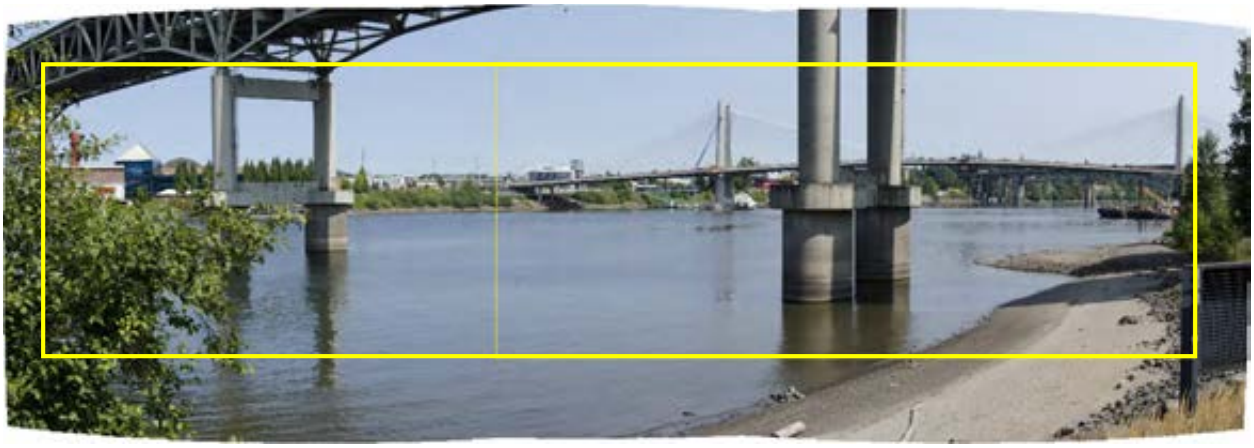
Site-Specific ESEE Decision: The ESEE decision is to:

1. *Limit* conflicting vegetation within view corridor to the Willamette River and Tilikum Crossing.
2. *Allow* conflicting structures.

Protected focal feature(s) of the view: Willamette River, Tilikum Crossing

Explanation: This view from a developed viewpoint located along the south Greenway Trail looks across the Willamette River to Mt Hood and Tilikum Crossing. The view is framed on the top by the Marquam Bridge and provides an interesting perspective of the underside of the Marquam, though the concrete supports on the right interfere with a clean view of Tilikum Crossing. The beach in the foreground contributes positively to the scenic quality of this view. Overgrown vegetation encroaches on the view from the left and right. Vegetation management may enhance this view on both sides. The view from CCSW39 is ranked Group C.

The general ESEE decision for a Group C view is to allow conflicting structures and limit conflicting vegetation within view corridors to primary focal features. That recommendation stands. However, due to the location of this viewpoint along the Greenway Trail, there is no potential for development to block the views of the Willamette River or Tilikum Crossing. The recommendation is to limit conflicting vegetation within a view corridor to Tilikum Crossing and the Willamette River (shown in yellow).



CCSW40: GREENWAY TRAIL WEST – UNDER MARQUAM BRIDGE

Site-Specific ESEE Decision: The ESEE decision is to:

1. *Limit* conflicting vegetation within view corridor to the Willamette River and Marquam Bridge.
2. *Allow* conflicting structures.

Protected focal feature(s) of the view: Willamette River, Marquam Bridge

Explanation: This view from a developed viewpoint along the Greenway Trail offers an interesting perspective looking straight down the underside of the Marquam Bridge. The Willamette River is also a primary focal feature while Tilikum Crossing, Mt Hood, the Hawthorne Bridge, and Downtown skyline are secondary focal features. Riverplace Marina, the Convention Center spires, the eastern foothills, and the Steel Bridge towers are also visible. The view from CCSW40 is ranked Group C.

The general ESEE recommendation for a Group C view is to allow conflicting structures and limit conflicting vegetation within view corridors to primary focal features. That recommendation stands. However, due to the location of this viewpoint along the Greenway Trail, there is no potential for development to block the views of the Willamette River and Marquam Bridge. Staff recommend applying the limit conflicting vegetation decision within a view corridor to the underside of the Marquam Bridge with the Willamette River below (shown in yellow).

CCSW42: GREENWAY TRAIL WEST – SOUTH OF MARQUAM BRIDGE, NORTH POINT (INACCESSIBLE)

Site-Specific ESEE Decision: The ESEE decision is to:

1. *Limit* conflicting vegetation within view corridor to the Willamette River and Tilikum Crossing.
2. *Allow* conflicting structures.

Protected focal feature(s) of the view: Willamette River, Tilikum Crossing

Explanation: This section of the Greenway Trail has not yet been built. However, based on its future location as a developed viewpoint along the Greenway Trail, staff determined that the view from CCSW42 would be of Tilikum Crossing and the Willamette River. The view from CCSW42 was extrapolated to be ranked Group B, which is how a majority of the river views were ranked by the experts.

The general ESEE recommendation for a Group B view without Mt Hood or Mt St Helens as a primary focal feature is to allow conflicting structures and to limit conflicting vegetation within view corridors to primary focal features. The general ESEE recommendation stands. Due to the location of this viewpoint on the Greenway Trail, there is no potential for development to block the views of the Willamette River and Tilikum Crossing. Staff recommend applying the limit conflicting vegetation decision within a view corridor to Tilikum Crossing with the Willamette River below.

CCSW43: TILIKUM CROSSING – NORTH SIDE, WEST

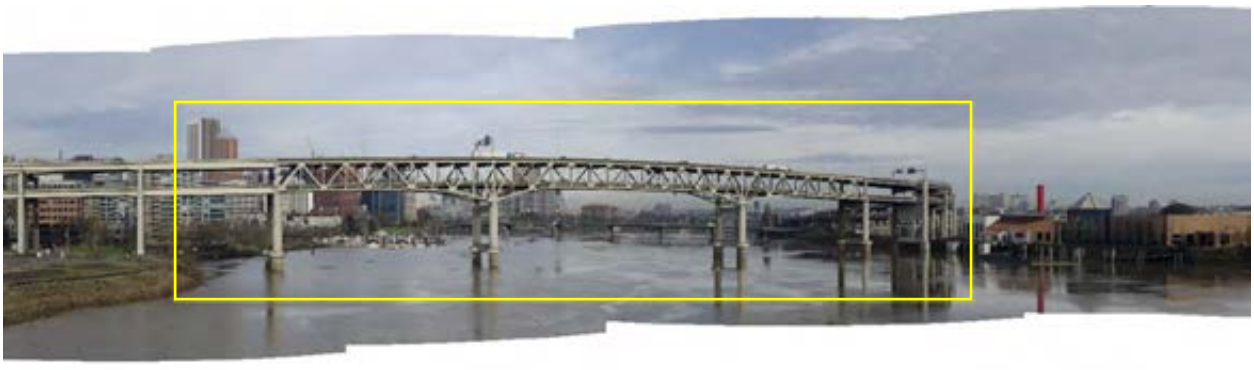
Site-Specific ESEE Decision: The ESEE decision is to:

1. *Limit* conflicting vegetation within view corridors to the Willamette River and Central City skyline.
2. *Allow* conflicting structures.

Protected focal feature(s) of the view: Willamette River, Central City skyline

Explanation: This view from the western bump-out on the north side of Tilikum Crossing looks north down the Willamette River toward the Marquam Bridge and Downtown skyline, though the Marquam Bridge mostly obscures the skyline. The West Hills, Hawthorne Bridge, Riverplace Marina, and Mt St Helens are all visible in the distance. Tilikum Crossing is one of the few bridges with separated bicycle and pedestrian lanes as well as pedestrian bump-outs, creating a safe place for viewers to stop and enjoy the view. The bridge is only accessible to bikes, pedestrians, and public transit; automobiles are not allowed. The view from CCSE43 is ranked Group B.

The general ESEE recommendation for a Group B view is to limit conflicting structures and vegetation within view corridors where Mt Hood or Mt St Helens is a primary focal feature, and to limit conflicting vegetation and allow conflicting structures within view corridors to other primary focal features. That recommendation stands (shown in yellow). However, due to the location of this viewpoint on Tilikum Crossing out over the Willamette River, there is no potential for development or vegetation to block the view. While a primary focal feature, the Marquam Bridge obstructs the view of the Central City skyline.



CCSW44: GREENWAY TRAIL WEST – SOUTH OF MARQUAM BRIDGE, SOUTH POINT (INACCESSIBLE)

Site-Specific ESEE Decision: The ESEE decision is to:

1. *Limit* conflicting vegetation within view corridor to the Willamette River.
2. *Allow* conflicting structures.

Protected focal feature(s) of the view: Willamette River

Explanation: This section of the Greenway Trail has not yet been built. However, based on its future location as a developed viewpoint along the Greenway Trail, staff determined that the view from CCSW44 would be of the Willamette River. The view from CCSW44 was extrapolated to be ranked Group B, which is how a majority of the river views were ranked by the experts.

The general ESEE recommendation for a Group B view is to limit conflicting structures and vegetation within view corridors where Mt Hood or Mt St Helens is a primary focal feature, and to limit conflicting vegetation and allow conflicting structures within view corridors to other primary focal features. That recommendation stands. Due to the location of this viewpoint on the Greenway Trail, there is no potential for development to block the view of the Willamette River. Staff recommend applying the limit conflicting vegetation decision within a view corridor to the Willamette River.

CCSW45: SW BROADWAY DRIVE NORTH OF SE HOFFMAN AVENUE

Site-Specific ESEE Decision: The ESEE decision is to:

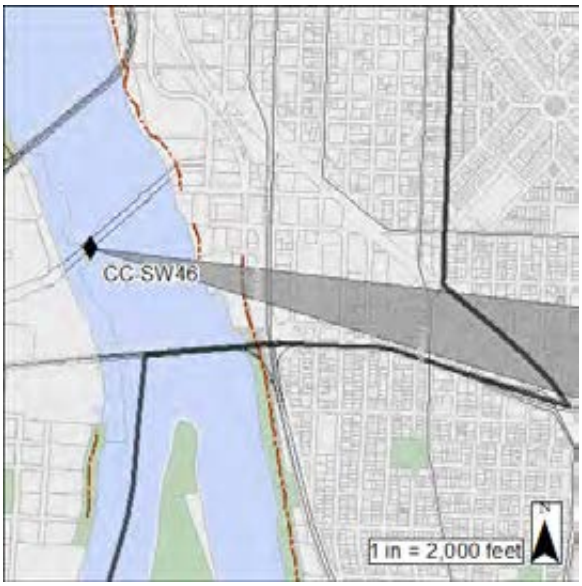
1. *Defer* to South Waterfront Public Views and Visual Permeability Assessment (2006) regarding ESEE decision for conflicting structures.
2. *Allow* conflicting vegetation.

Protected focal feature(s) of the view: N/A

Explanation: This viewpoint offers a view of Mt Hood. Tilikum Crossing, Mt Tabor, Kelly Butte, and the eastern foothills are secondary focal features. It is a narrow view, framed by buildings on both sides. There is some vegetation encroaching from the bottom; if these trees continue to grow, they may detract from the view of Tilikum Crossing. Accessing the viewpoint is difficult due to a lack of parking and bike lanes, an incomplete sidewalk, and no transit stop. The view from CCSW45 is ranked Tier II.

The general ESEE recommendation for a Tier II view with Mt Hood as a primary focal feature is to limit conflicting structures and vegetation. Based on existing building height limits, there are no conflicts between allowed buildable height and a view of Mt Hood. In addition, the view corridor to Mt Hood crosses over South Waterfront. Views across South Waterfront were heavily considered in the recent South Waterfront planning process. There are no existing building conflicts blocking this view of Mt Hood and, as South Waterfront continues to develop, all new buildings will be held to the South Waterfront Public Views and Visual Permeability Assessment (2006), which considers east-west visibility through the developed area. Therefore, the ESEE decision regarding conflicting structures defers to the recent South Waterfront study. This viewpoint is not in a frequently visited location, has an incomplete sidewalk, no bike lane or transit stop, and is generally difficult to access. Therefore, the recommendation is to allow conflicting vegetation.

CCSW46: TILIKUM CROSSING – SOUTH SIDE, WEST



Site-Specific ESEE Decision: The ESEE decision is to:

1. *Prohibit* conflicting structures and vegetation within view corridor to Mt Hood.
2. *Limit* conflicting structures and vegetation within view corridor to Willamette River, Ross Island Bridge, and South Waterfront skyline.

Protected focal feature(s) of the view: Willamette River, Ross Island Bridge, South Waterfront skyline, Mt Hood

Explanation: This view from the western bump-out on the south side of Tilikum Crossing looks south up the Willamette River toward the Ross Island Bridge. Mt Hood is also visible. Ross Island, the South Waterfront, the West Hills, multiple buttes, and the riverbank are secondary focal features. Tilikum Crossing is one of the few bridges with separated bicycle and pedestrian lanes as well as pedestrian bump-outs, creating a safe place for viewers to stop and enjoy the view. The view from CCSW46 is ranked Group A.

The general ESEE recommendation for Group A views is to prohibit conflicting structures and vegetation within view corridors to Mt Hood, Mt St Helens, or bridges, and to limit conflicting structures and vegetation within view corridors to other primary focal features. Due to the location of this viewpoint on Tilikum Crossing out over the Willamette River, there's no potential for structures or vegetation to block the view of the Willamette River, Ross Island Bridge, or the South Waterfront skyline. However, structures or vegetation on the east side of the river have the potential to block a view of Mt Hood. This viewpoint was included in the larger analysis of views of Mt Hood from bridges and the Greenway Trail. The results of that economic analysis for views of Mt Hood from the Willamette River results in a ESEE recommendation for CCSW46 to prohibit conflicting uses within the view corridor to Mt Hood (shown in red). The general ESEE recommendation stands for the river, bridge, and skyline (shown in yellow).

CCSW47: SW TERWILLIGER BOULEVARD – DUNIWAY PARK

Site-Specific ESEE Decision: The ESEE decision is to:

1. *Defer* to South Waterfront Public Views and Visual Permeability Assessment (2006) regarding ESEE decision for conflicting structures.
2. *Allow* conflicting vegetation.

Protected focal feature(s) of the view: N/A

Explanation: This view of Mt Hood is from a developed viewpoint above the running track at Duniway Park. The eastern foothills and buttes are also visible in the distance. There is not an automobile pull-out from the road or parking at this point along SW Terwilliger Boulevard. The view from CCSW47 is ranked Tier II.

The general ESEE recommendation for a Tier II view with Mt Hood as a primary focal feature is to limit conflicting structures and vegetation within the view corridor to Mt Hood and the limit conflicting vegetation within view corridors to primary focal features. Views across South Waterfront were heavily considered in the recent South Waterfront planning process. There are no existing building conflicts blocking this view of Mt Hood and, as South Waterfront continues to develop, all new buildings will be held to the South Waterfront Public Views and Visual Permeability Assessment, which considers east-west visibility through the developed area. Therefore, the ESEE decision defers to the 2006 *South Waterfront Public Views & Visual Permeability Assessmen*t for height and massing restrictions. Mt Hood is the only primary focal feature of this view; thus, if the view to Mt Hood were to disappear, staff recommend allowing conflicting vegetation. However, as long as the view to Mt Hood remains, staff recommend managing vegetation to maintain a view of Mt Hood.

CCSW48: GREENWAY TRAIL WEST – NORTH OF TILIKUM CROSSING (INACCESSIBLE)

Site-Specific ESEE Decision: The ESEE decision is to:

1. *Limit* conflicting vegetation within view corridor to the Willamette River, Tilikum Crossing, and the Ross Island Bridge.
2. *Allow* conflicting structures.

Protected focal feature(s) of the view: Willamette River, Tilikum Crossing, Ross Island Bridge

Explanation: This section of the Greenway Trail has not yet been built. However, based on its future location as a developed viewpoint along the Greenway Trail, staff determined that the view from CCSW48 would be of the Willamette River, Tilikum Crossing, and the Ross Island Bridge. The view from CCSW48 was extrapolated to be ranked Group B, which is how a majority of the river views were ranked by the experts.

The general ESEE recommendation for a Group B view is to limit conflicting structures and vegetation within view corridors where Mt Hood or Mt St Helens is a primary focal feature, and to limit conflicting vegetation and allow conflicting structures within view corridors to other primary focal features. The general ESEE recommendation stands. Due to the location of this viewpoint on the Greenway Trail, there is no potential for development to block the view of the Willamette River. Staff recommend applying the limit conflicting vegetation decision within a view corridor to Tilikum Crossing, the Ross Island Bridge, and the Willamette River.

CCSW49: SW TERWILLIGER BOULEVARD – NORTH OF SW CAMPUS DRIVE, NORTH VIEW

Site-Specific ESEE Decision: The ESEE decision is to:

1. *Prohibit* conflicting structures and vegetation within the view corridor to Mt St Helens.
2. *Limit* conflicting structures and vegetation within the view corridor to the Central City skyline.

Protected focal feature(s) of the view: Mt St Helens, Central City skyline

Explanation: This view from the picnic table at the northernmost automobile pull-out along SW Terwilliger Boulevard offers a view of Mt St Helens and the Downtown skyline, including the Wells Fargo Center and the KOIN Center. There is a significant amount of overgrown vegetation encroaching on the view from the bottom and sides; vegetation management could open up the view. Two additional views were documented from this automobile pull-out, including an eastern view of Mt Hood and a panoramic view (see CCSW50 and CCSW51). This northern viewpoint at the automobile pull-out has a picnic table. The view from CCSW49 is ranked Tier I.

The general ESEE recommendation for a Tier I view is to prohibit conflicting structures and vegetation within view corridors where Mt Hood, Mt St Helens, or bridges are primary focal features, and to limit conflicting structures and vegetation within view corridors to all other primary focal features. That recommendation stands. This pull-out off Terwilliger is the closest to the Central City and offers three views, including this one of Mt St Helens and the Central City skyline. The view of Mt St Helens is already partially blocked; however, the view remains of a high quality, as evidenced by the experts' rank. There are 11 BLI and 24 non-BLI conflicts within the view corridor to Mt St Helens. Vegetation partially blocks the view of the skyline but recent vegetation management greatly opened up the view and the view remains of high quality even with some of the skyline blocked by vegetation, again, as evidenced by the experts' rank. Therefore, the recommendation is to prohibit conflicting structures and vegetation to maintain a view of Mt St Helens (shown in red) and to limit conflicting structures and vegetation to maintain a view of the Central City skyline (shown in yellow).

CCSW50: SW TERWILLIGER BOULEVARD – NORTH OF SW CAMPUS DRIVE, PANORAMIC VIEW

Site-Specific ESEE Decision: The ESEE decision is to:

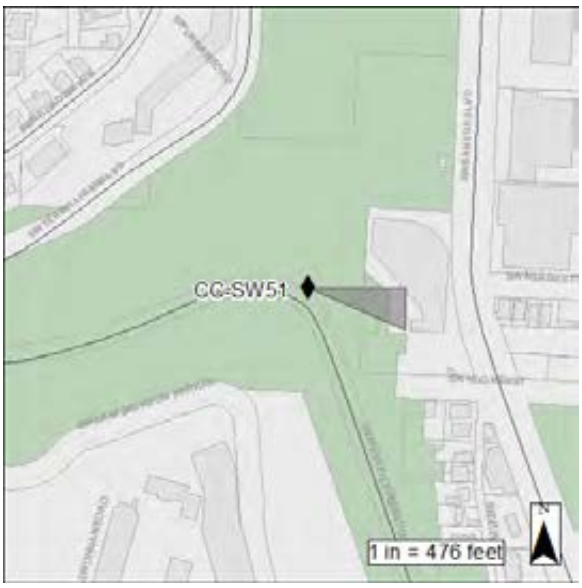
1. *Allow* conflicting structures and vegetation.

Protected focal feature(s) of the view: N/A

Explanation: Located adjacent to the northernmost automobile pull-out along SW Terwilliger Boulevard, this viewpoint historically offered a panoramic view of the Downtown skyline, Mt Hood, and Mt St Helens. Currently, overgrown vegetation is significantly encroaching on a panoramic view from this location, even during leaf-off; however, recent pruning has re-established a pocket view of Mt St Helens and the Downtown skyline, including the Wells Fargo Center and KOIN Center, and a second pocket view of Mt Hood and the eastern foothills. Two nearby viewpoints with better views of each mountain were also documented from this same pull-out (see CCSW49 and CCSW51). This viewpoint is located between the two developed viewpoints at this automobile pull-out but does not have any additional viewpoint amenities of its own. The view from CCSW50 is ranked Tier I.

The general ESEE recommendation for a Tier I view is to prohibit conflicting structures and vegetation within view corridors where Mt Hood, Mt St Helens, or bridges are primary focal features, and to limit conflicting structures and vegetation within view corridors to all other primary focal features. However, there are two additional viewpoints at this same pull-out that offer better views of each mountain (CCSW49 and CCSW51). Though this view from CCSW50 offers visibility to both mountains, the amount of vegetation that would need to be removed to restore a panoramic view is too great. The environmental benefits of the vegetation outweigh the scenic benefits that would be gained through vegetation removal, especially because better views of both mountains can be seen from a few steps away. Therefore, the ESEE decision for CCSW50 is to allow all conflicting uses.

CCSW51: SW TERWILLIGER BOULEVARD – NORTH OF SW CAMPUS DRIVE, EAST VIEW



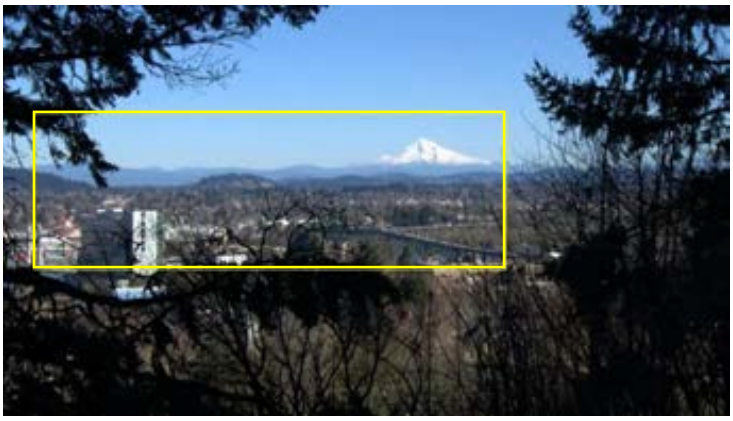
Site-Specific ESEE Decision: The ESEE decision is to:

1. *Defer* to South Waterfront Public Views and Visual Permeability Assessment (2006) regarding ESEE decision for conflicting structures.
2. *Limit* conflicting vegetation within view corridor to the South Waterfront skyline and Mt Hood.

Protected focal feature(s) of the view: South Waterfront skyline, Mt Hood

Explanation: This view from the bench at the northernmost automobile pull-out along SW Terwilliger Boulevard offers a view of Mt Hood. South Downtown, South Waterfront, multiple buttes, the eastern foothills, Tilikum Crossing, the Ross Island Bridge, and the Willamette River are also visible as secondary focal features. Two additional views were documented from this automobile pull-out, including a northern view of the Downtown skyline and Mt St Helens and a panoramic view (see CCSW49 and CCSW50). This eastern viewpoint at the automobile pullout has a bench. The view from CCSW51 is ranked Tier I.

The general ESEE recommendation for a Tier I view is to prohibit conflicting structures and vegetation within view corridors where Mt Hood, Mt St Helens, or bridges are primary focal features, and to limit conflicting structures and vegetation within view corridors to all other primary focal features. This pull-out off Terwilliger is the closest to the Central City and offers three views, including this one of Mt Hood. Views across South Waterfront were heavily considered in the recent South Waterfront planning process and CCSW51 is one of the viewpoints identified for use in the modeling exercise. There are no existing building conflicts blocking this view of Mt Hood and, as South Waterfront continues to develop, all new buildings will be held to the *South Waterfront Public Views and Visual Permeability Assessment* (2006), which considers east-west visibility through the developed area, including the view of Mt Hood from this viewpoint. There is a significant amount of overgrown vegetation encroaching on the view from the bottom and both sides, although the side vegetation also frames, and contributes to, the view. Therefore, the ESEE decision is to limit conflicting vegetation to maintain a view of the South Waterfront skyline and Mt Hood, and to defer to the recent South Waterfront study for height and massing restrictions.



CCSW52: GREENWAY TRAIL WEST – NORTH OF ROSS ISLAND BRIDGE (INACCESSIBLE)

Site-Specific ESEE Decision: The ESEE decision is to:

1. *Limit* conflicting vegetation within view corridor to the Willamette River and Tilikum Crossing.
2. *Allow* conflicting structures.

Protected focal feature(s) of the view: Willamette River, Tilikum Crossing

Explanation: This section of the Greenway Trail has not yet been built. However, based on its future location as a developed viewpoint along the Greenway Trail, staff determined that the view from CCSW52 would be of the Tilikum Crossing with the Willamette River below. The view from CCSW52 was extrapolated to be ranked Group B, which is how a majority of the river views were ranked by the experts.

The general ESEE recommendation for a Group B view is to limit conflicting structures within view corridors where Mt Hood or Mt St Helens is a primary focal feature, and to limit conflicting vegetation and allow conflicting structures within view corridors to other primary focal features. The general ESEE recommendation stands. Due to the location of this viewpoint on the Greenway Trail, there is no potential for development to block the view of the Willamette River or Tilikum Crossing. Staff recommend applying the limit conflicting vegetation decision within a view corridor to Tilikum Crossing with the Willamette River below, rather than an entire panorama of the Willamette River.

CCSW53: ROSS ISLAND BRIDGE – NORTH SIDE, WEST

Site-Specific ESEE Decision: The ESEE decision is:

1. *Allow* conflicting structures and vegetation.

Protected focal feature(s) of the view: N/A

Explanation: This view overlooks a future redevelopment site (Zidell Yards); development of the site will affect this view. This is primarily a view of the Willamette River and Tilikum Crossing. The Downtown skyline, West Hills, Mt St Helens, South Waterfront, eastern foothills, and riverbank are secondary focal features. The view is from the Ross Island Bridge north sidewalk. The sidewalk is relatively narrow and there is no guardrail separating it from the automobile traffic making it feel rather unsafe. There are no pedestrian refuges on this bridge. The view from CCSW53 is ranked Group B.

The general ESEE recommendation for a Group B view is to limit conflicting structures and vegetation within view corridors where Mt Hood or Mt St Helens is a primary focal feature, and to limit conflicting vegetation and allow conflicting structures within view corridors to other primary focal features. Due to the location of this viewpoint on the Ross Island Bridge out over the edge of the Willamette River, there's no potential for structures or vegetation to block the view of the Willamette River or Tilikum Crossing. There is another viewpoint on the north side of the Ross Island Bridge (CCSE24) that offers a better perspective of Tilikum Crossing and the Willamette River. Therefore, the ESEE recommendation is to allow conflicting uses.

CCSW54: OHSU PETER O. KOHLER PAVILION – LOWER LEVEL

Site-Specific ESEE Decision: The ESEE decision is:

1. *Prohibit* conflicting structures within view corridor to Mt St Helens.
2. *Defer* to South Waterfront Public Views and Visual Permeability Assessment (2006) regarding ESEE decision for conflicting structures within view corridor to Mt Hood.
3. *Limit* conflicting vegetation within view corridors to Mt St Helens, Mt Hood, Mt Adams and Tilikum Crossing with the Willamette River below.

Protected focal feature(s) of the view: Mt St Helens, Mt Hood, Mt Adams, Tilikum Crossing, Willamette River

Explanation: Two pavilions are located at the Oregon Health and Sciences University Peter O. Kohler Pavilion that are developed as viewpoints, this lower pavilion and an upper one (see CCSW55). The lower pavilion provides a wide panoramic view of Mt St Helens, Mt Adams, Mt Hood, the Willamette River, Rocky Butte, Kelly Butte, Powell Butte, Mt Tabor, Mt Scott, the eastern foothills, South Waterfront, Tilikum Crossing, and the Lloyd District. While the lower deck of the OHSU pavilion offers a nice view, it is not easily accessible by the general public. The view from CCSW54 is ranked Tier I.

The general ESEE recommendation for a Tier I view is to prohibit conflicting structures and vegetation within view corridors where Mt Hood, Mt St Helens, or bridges are primary focal features, and to limit conflicting structures and vegetation within view corridors to all other primary focal features. Because there are two viewpoints with views of area mountains, the upper level rather than the lower level is recommended for protection. Vegetation should be maintain to protect the view of the City Skyline; of particular note is a tall Douglas fir that is partially obscuring Mt St Helens. There are no existing or foreseeable building conflicts blocking this view of Mt Hood and, as South Waterfront continues to develop, all new buildings will be held to the *South Waterfront Public Views and Visual Permeability Assessment*, which considers east-west visibility through the developed area. The ESEE decision is to defer to the 2006 *South Waterfront Public Views & Visual Permeability Assessment* for height and massing restrictions within the view corridor to Mt Hood, to limit conflicting structures and vegetation Mt Adams, Mt Hood, Mt St Helens, and Tilikum Crossing with the Willamette River below (shown in yellow).

CCSW55: OHSU PETER O. KOHLER PAVILION – UPPER LEVEL

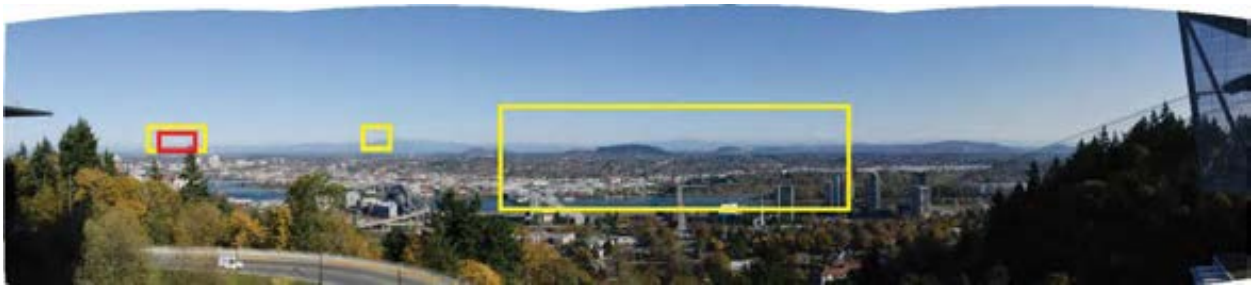
Site-Specific ESEE Decision: The ESEE decision is to:

1. *Prohibit* conflicting structures within view corridor to Mt St Helens.
2. *Defer* to South Waterfront Public Views and Visual Permeability Assessment (2006) regarding ESEE decision for conflicting structures within view corridor to Mt Hood.
3. *Limit* conflicting vegetation within view corridors to Mt St Helens, Mt Hood, Mt Adams, and Tilikum Crossing with the Willamette River below.

Protected focal feature(s) of the view: Mt Hood, Mt St Helens, Mt Adams, Tilikum Crossing, Willamette River

Explanation: Two pavilions are located at the Oregon Health and Sciences University Peter O. Kohler Pavilion that are developed as viewpoints, this upper pavilion and a lower one (see CCSW54). Showcasing all three of Portland's iconic mountains and many buttes, this is one of the best views Portland has to offer. This wide panoramic view includes Mt Hood, Mt St Helens, Mt Adams, the Willamette River, Rocky Butte, Kelly Butte, Powell Butte, Mt Tabor, Mt Scott, the eastern foothills, South Waterfront, Tilikum Crossing, and the Lloyd District. While the upper level of the OHSU pavilion is developed as a viewpoint and offers a nice view, it is not easily accessible by the general public. The view from CCSW55 is ranked Tier I.

The general ESEE recommendation for a Tier I view is to prohibit conflicting structures and vegetation within view corridors where Mt Hood, Mt St Helens, or bridges are primary focal features, and to limit conflicting structures and vegetation within view corridors to all other primary focal features. Building heights and vegetation may block the view of Mt St Helens. There are no existing or foreseeable building conflicts blocking this view of Mt Hood and, as South Waterfront continues to develop, all new buildings will be held to the *South Waterfront Public Views and Visual Permeability Assessment*. Though not primary focal features, Mt Adams and multiple bridges are visible and add to the scenic quality of this view. The ESEE decision is to defer to the 2006 *South Waterfront Public Views & Visual Permeability Assessment* for height and massing restrictions within the view corridor to Mt Hood, to prohibit conflicting structures to maintain a view of Mt St Helens (shown in red), and to limit conflicting vegetation to maintain views of Mt Adams, Mt Hood, Mt St Helens, and Tilikum Crossing with the Willamette River below (shown in yellow).



CCSW56: PORTLAND AERIAL TRAM OHSU TERMINAL – NORTH PLATFORM

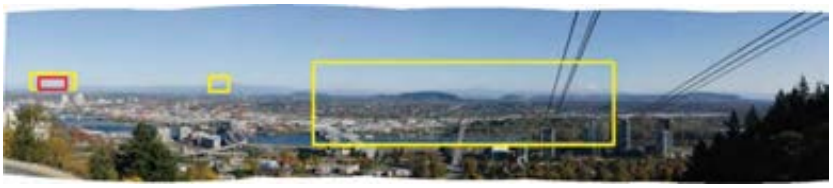
Site-Specific ESEE Decision: The ESEE decision is:

1. *Prohibit* conflicting structures within view corridor to Mt St Helens.
2. *Defer* to South Waterfront Public Views and Visual Permeability Assessment (2006) regarding ESEE decision for conflicting structures within view corridor to Mt Hood.
3. *Limit* conflicting vegetation within view corridors to Mt St Helens, Mt Hood, Mt Adams and Tilikum Crossing with the Willamette River below.

Protected focal feature(s) of the view: Mt St Helens, Mt Hood, Mt Adams

Explanation: The view from the north platform of the Portland Aerial Tram Oregon Health and Science University terminal includes elements of the most iconic views in Portland: Mt Hood, Mt St Helens, and Mt Adams, seven bridges (Ross Island, Tilikum Crossing, Marquam, Hawthorne, Morrison, Burnside, and Steel), the Willamette River, the eastern foothills, South Waterfront, Ross Island, the Convention Center spires, and the Lloyd District. (See CCSW60 for view from south platform.) The view is bounded on the left by the tram platform structure and on the right by vegetation. The tram cables create a strong linear element that draws the viewer's eye down toward the water and South Waterfront development but also obstructs a clean view of the horizon and ridgeline. Though at the top of the tram, this viewpoint is not easily accessible by any means other than the tram. The view from CCSW56 is ranked Tier I.

The general ESEE recommendation for a Tier I view is to prohibit conflicting structures and vegetation within view corridors where Mt Hood, Mt St Helens, or bridges are primary focal features, and to limit conflicting structures and vegetation within view corridors to all other primary focal features. Building heights and vegetation may block the view of Mt St Helens. There are no existing or foreseeable building conflicts blocking this view of Mt Hood and, as South Waterfront continues to develop, all new buildings will be held to the *South Waterfront Public Views and Visual Permeability Assessment*. The view of Mt Adams and glimpses of the Willamette River and bridges are also important to the character of this view. Vegetation could grow up and block views of the mountains or river. The ESEE decision is to defer to the 2006 *South Waterfront Public Views & Visual Permeability Assessment* for height and massing restrictions within the view corridor to Mt Hood, to prohibit conflicting structures to maintain a view of Mt St Helens (shown in red), and to limit conflicting vegetation to maintain views of Mt Adams, Mt Hood, Mt St Helens and Tilikum Crossing with the Willamette River below (shown in yellow).



CCSW57: SW TERWILLIGER BOULEVARD – AT SW CAMPUS DRIVE

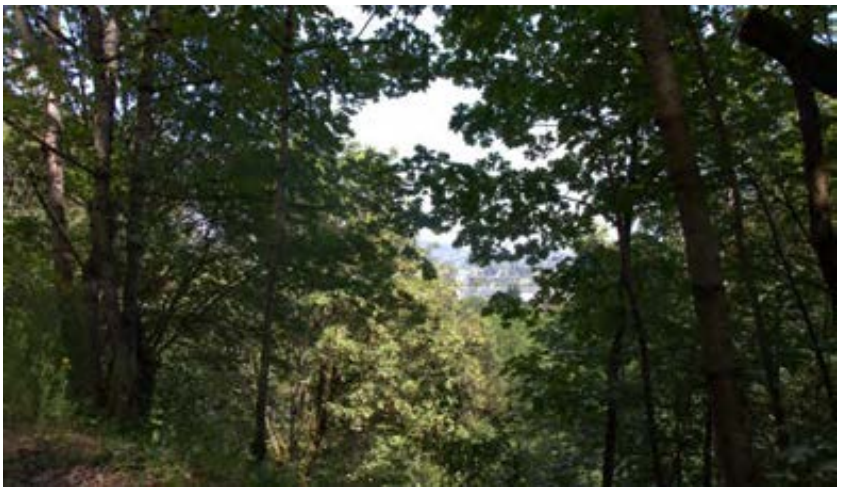
Site-Specific ESEE Decision: The ESEE decision is to:

1. *Defer* to South Waterfront Public Views and Visual Permeability Assessment (2006) regarding ESEE decision for conflicting structures within view corridor to Mt Hood.
2. *Allow* conflicting vegetation within view corridor to Mt Hood.

Protected focal feature(s) of the view: N/A

Explanation: Though not visible in the photo, this is a view of Mt Hood identified in the Terwilliger Landscape Concept Plan. Currently, the view is almost entirely obscured by overgrown vegetation, though glimpses of the Willamette River, buttes, and eastern foothills can be seen. There is no automobile pull-out along this section of SW Terwilliger Boulevard. The view from CCSW57 is ranked Tier II.

The general ESEE recommendation for a Tier II view is to limit conflicting structures and vegetation within a view corridor to Mt Hood or Mt St Helens, and to limit conflicting vegetation and allow conflicting structures within view corridors to other primary focal features. Views across South Waterfront were heavily considered in the recent South Waterfront planning process. There are no existing building conflicts blocking this view of Mt Hood and, as South Waterfront continues to develop, all new buildings will be held to the *South Waterfront Public Views and Visual Permeability Assessment*, which considers east-west visibility through the developed area. However, vegetation on the slope currently blocks the view. Staff determined that the costs of removing significant vegetation along a steep slope outweigh the benefits of maintaining this view. Therefore, the ESEE decision is to defer to the recent South Waterfront study for height and massing restrictions within the view corridor to Mt Hood and to allow conflicting vegetation.



CCSW58: SW GIBBS STREET PEDESTRIAN BRIDGE

Site-Specific ESEE Decision: The ESEE decision is to:

1. *Allow* conflicting structures and vegetation.

Protected focal feature(s) of the view: N/A

Explanation: There are four views from the pedestrian bridge at SW Gibbs Street. The photos were not taken as a panorama because there are large discordant features that break up the view, for example a large building in the immediate foreground. The view east looks into the lower Portland Aerial Tram platform and out across the Willamette River to Ross Island and Mt Hood with Mt Tabor also visible in the background. The view south looks toward Caruthers Park and South Waterfront with the southern hills in the distance. The view west looks up toward Oregon Health and Science University and the West Hills. The northern view was ranked Tier III and therefore not significant. The remaining three views from CCSW58 were ranked Tier II.

The general ESEE recommendation for a Tier II view is to limit conflicting structures and vegetation within a view corridor to Mt Hood or Mt St Helens, and to limit conflicting vegetation and allow conflicting structures within view corridors to other primary focal features. However, staff determined that the quality of the views from CCSW58 does not outweigh the costs of limiting future development within the view corridors. Therefore, the ESEE decision is to allow all conflicting uses.

CCSW59: GREENWAY TRAIL WEST – AT SW GIBBS STREET (ZIDELL)

Site-Specific ESEE Decision: The ESEE decision is to:

1. *Limit* conflicting vegetation within the view corridor to the Ross Island Bridge with the Willamette River below.
2. *Allow* conflicting structures.

Protected focal feature(s) of the view: Willamette River, Ross Island Bridge

Explanation: This view from the developed viewpoint along the South Waterfront Greenway Trail at SW Gibbs Street looks north down the Willamette River towards the Ross Island Bridge. Tilikum Crossing and Mt St Helens can be seen in the distance. The viewpoint is directly south of the Zidell development site. Currently, there is a gap in the trail directly north of this point; the trail is expected to be completed with the development of the Zidell property. The view from CCSW59 is ranked Group B.

The general ESEE recommendation for a Group B view is to limit conflicting structures within view corridors where Mt Hood or Mt St Helens is a primary focal feature, and to limit conflicting vegetation and allow conflicting structures within view corridors to other primary focal features. That recommendation stands. However, due to the location of this viewpoint along the Greenway Trail West, there is no potential for development to block the view. Staff recommend applying the limit decision within a view corridor to the Ross Island Bridge with the Willamette River below (shown in yellow).

CCSW60: PORTLAND AERIAL TRAM OHSU TERMINAL – SOUTH PLATFORM

Site-Specific ESEE Decision: The ESEE decision is to:

1. *Prohibit* conflicting structures within view corridors to Mt St Helens.
2. *Defer* to South Waterfront Public Views and Visual Permeability Assessment (2006) regarding ESEE decision for conflicting structures within view corridor to Mt Hood.
3. *Limit* conflicting vegetation within view corridor to Mt St Helens, Mt Hood, Mt Adams and Tilikum Crossing with the Willamette River below.

Protected focal feature(s) of the view: Mt St Helens, Mt Hood, Mt Adams

Explanation: The view from the south platform at the Portland Aerial Tram OHSU terminal includes elements of the most iconic views in Portland: Mt Hood, Mt St Helens, Mt Adams, seven bridges (Ross Island, Tilikum Crossing, Marquam, Hawthorne, Morrison, Burnside and Steel), Willamette River, eastern foothills, South Waterfront, Ross Island, Downtown skyline, Convention Center spires and Lloyd District. The view is bounded on the left by the platform structure and on the right by vegetation. Compared to the view from the north platform (CCSW56), this view includes the Downtown skyline. The tram cables create a strong linear element that draws the viewer's eye down toward the river and South Waterfront development but also obstructs a clean view of the horizon and ridgeline. Though at the top of the tram, this viewpoint is not easily accessible by any means other than the tram. The view from CCSW60 is ranked Tier I.

The general ESEE recommendation for a Tier I view is to prohibit conflicting structures and vegetation within view corridors where Mt Hood, Mt St Helens, or bridges are primary focal features, and to limit conflicting structures and vegetation within view corridors to all other primary focal features. The viewpoint at the Portland aerial tram OHSU terminal south platform is at a high enough elevation that structures within the Central City boundary, even if built to their allowed heights, will not block the view of Mt Hood or Mt Adams. Views across South Waterfront were heavily considered in the recent South Waterfront planning process. There are no existing or foreseeable building conflicts blocking this view of Mt Hood and, as South Waterfront continues to develop, all new buildings will be held to the *South Waterfront Public Views and Visual Permeability Assessment*. Mt Adams and glimpses of the Willamette River and bridges are also important to the character of this view. Vegetation could grow up and block views of the mountains or river. The ESEE decision is to defer to the 2006 *South Waterfront Public Views & Visual Permeability Assessment* for height and massing restrictions within the view corridor to Mt Hood, to prohibit conflicting structures to maintain a view of Mt St Helens, and to limit conflicting vegetation to maintain views of Mt Adams, Mt Hood, Mt St Helens and Tilikum Crossing with the Willamette River below.

CCSW61: SW TERWILLIGER BOULEVARD – SOUTH OF SW CAMPUS DRIVE

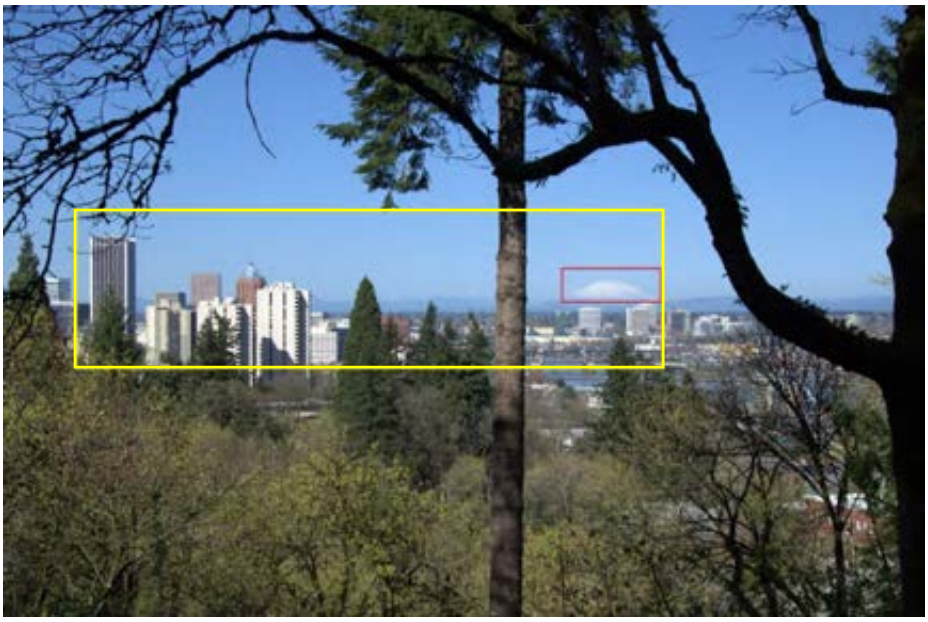
Site-Specific ESEE Decision: The ESEE decision is to:

1. *Prohibit* conflicting structures and vegetation within the view corridor to Mt St Helens.
2. *Limit* conflicting structures and vegetation within the view corridor to the Central City skyline.

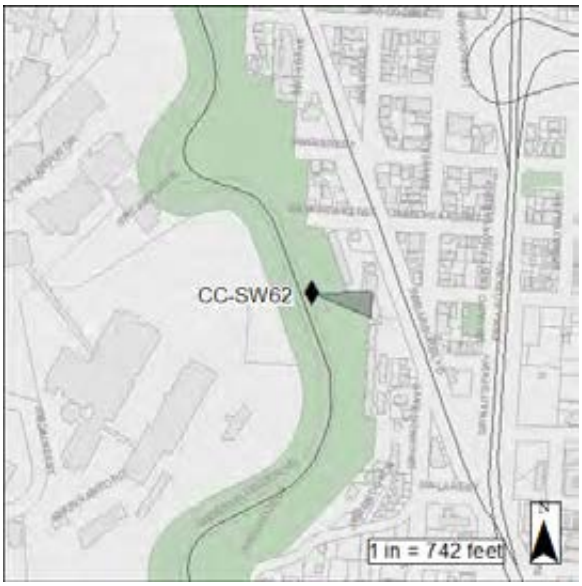
Protected focal feature(s) of the view: Mt St Helens, Central City skyline

Explanation: This viewpoint from the automobile pull-out along SW Terwilliger Boulevard south of SW Campus Drive includes a view of Mt St Helens and the Downtown skyline. The Willamette River, Convention Center spires, Lloyd District, eastern foothills, and the Hawthorne, Morrison, and Burnside Bridges are also visible. This viewpoint is highly accessible and located on a developed automobile pull-out from the road. The view from CCSW61 is ranked Tier I.

The general ESEE recommendation for a Tier I view is to prohibit conflicting structures and vegetation within view corridors where Mt Hood, Mt St Helens, or bridges are primary focal features, and to limit conflicting structures and vegetation within view corridors to all other primary focal features. There are four BLI and four non-BLI conflicts within the view corridor to Mt St Helens. Moreover, while having some vegetation present contributes to the scenic quality of the view, vegetation could grow to block this view. Therefore, the ESEE recommendation is to prohibit conflicting structures and vegetation to maintain a view of Mt St Helens (shown in red) and to limit conflicting structures and vegetation to maintain a view of the Central City skyline (shown in yellow).



CCSW62: SW TERWILLIGER BOULEVARD – NORTH OF SW CONDOR LANE, NORTH POINT



Site-Specific ESEE Decision: The ESEE decision is to:

1. *Defer* to South Waterfront Public Views and Visual Permeability Assessment (2006) regarding ESEE decision for conflicting structures within view corridor to Mt Hood.
2. *Limit* conflicting vegetation within the view corridor to the South Waterfront skyline and Mt Hood.

Protected focal feature(s) of the view: Mt Hood, South Waterfront skyline

Explanation: This view from the automobile pull-out along SW Terwilliger Boulevard north of SW Condor Lane offers a view of Mt Hood and the South Waterfront. The Willamette River, inner Southeast, multiple buttes, and eastern foothills are also visible. There are two viewpoints along this automobile pull-out with adjacent parking; this is the northern of the two (the other is CCSW64). The view from CCSW62 is ranked Tier I.

The general ESEE recommendation for a Tier I view is to prohibit conflicting structures and vegetation within view corridors where Mt Hood, Mt St Helens, or bridges are primary focal features, and to limit conflicting structures and vegetation within view corridors to all other primary focal features. Development in South Waterfront has the potential to block the view of Mt Hood. Views across South Waterfront were heavily considered in the recent South Waterfront planning process and CCSW62 is one of the viewpoints identified for use in the modeling exercise. There are no existing building conflicts blocking this view of Mt Hood and, as South Waterfront continues to develop, all new buildings will be held to the *South Waterfront Public Views and Visual Permeability Assessment* (2006), which considers east-west visibility through the developed area, including the view of Mt Hood from this viewpoint. There is a significant amount of overgrown vegetation encroaching on the view from the bottom and both sides, although the side vegetation also frames the view. Therefore, the recommendation is to defer to the recent South Waterfront study for height and massing restrictions and to limit conflicting vegetation to maintain a view of the South Waterfront skyline and Mt Hood (shown in yellow).

CCSW63: VETERANS HOSPITAL/OHSU SKY BRIDGE

Site-Specific ESEE Decision: The ESEE decision is to:

1. *Allow* conflicting structures and vegetation.

Protected focal feature(s) of the view: N/A

Explanation: Located in the sky bridge that connects Portland VA Medical Center with Oregon Health and Sciences University, this view offers a wide overlook of northeast Portland including views of Mt St Helens, the Willamette River, the eastern foothills, the Downtown skyline, Lloyd district, Convention Center spires, South Waterfront, and the Hawthorne, Morrison, and Burnside Bridges. Due to its location on a sky bridge between two hospitals and multiple floors up, this viewpoint is not easily accessible to the general public. This viewpoint was originally located "behind the new Veteran's Hospital at the edge of the loading area" and offered a view of Mt St Helens. The current view from that location is almost entirely obscured by vegetation. This viewpoint has been relocated to the Veterans Hospital/OHSU sky bridge which offers a similar view. The view from CCSW63 is ranked Tier I.

The general ESEE recommendation for a Tier I view is to prohibit conflicting structures and vegetation within view corridors where Mt Hood, Mt St Helens, or bridges are primary focal features, and to limit conflicting structures and vegetation within view corridors to all other primary focal features. However, though technically public, this viewpoint does not feel public and is very difficult to access. Therefore, the ESEE decision is to allow all conflicting uses.

CCSW64: SW TERWILLIGER BOULEVARD – NORTH OF SW CONDOR LANE, SOUTH POINT

Site-Specific ESEE Decision: The ESEE decision is to:

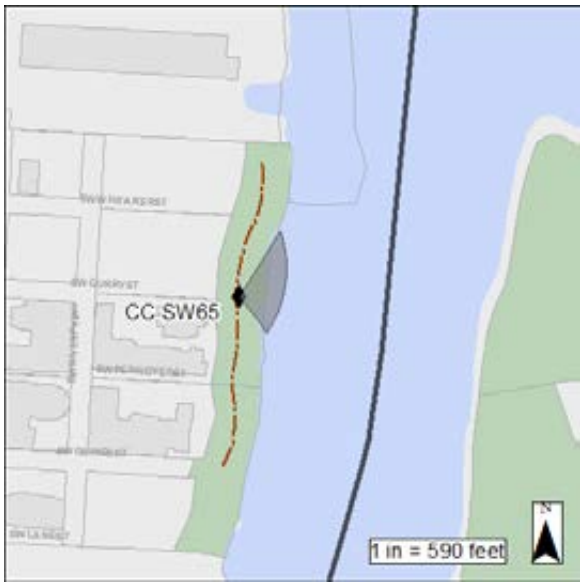
1. *Prohibit* conflicting structures and vegetation within the view corridor to Mt St Helens.
2. *Limit* conflicting vegetation within the view corridor to the Lloyd District skyline.
3. *Allow* conflicting structures within view corridor to Lloyd District skyline.

Protected focal feature(s) of the view: Mt St Helens, Lloyd District skyline

Explanation: Located at the automobile pull-out along the SW Terwilliger Boulevard north of SW Condor Lane, this view includes Mt St Helens, the Lloyd District, the Willamette River, and the eastern foothills. Multiple buttes, the Convention Center spires, Tilikum Crossing, and the Hawthorne, Marquam, and Ross Island Bridges are also visible. There are two viewpoints along this automobile pull-out with adjacent parking; this is the southern of the two (the other is CCSW62). The view from CCSW64 is ranked Tier I.

The general ESEE recommendation for a Tier I view is to prohibit conflicting structures and vegetation within view corridors where Mt Hood, Mt St Helens, or bridges are primary focal features, and to limit conflicting structures and vegetation within view corridors to all other primary focal features. There is one BLI conflict and no non-BLI conflicts within the view corridor to Mt St Helens. The view is almost entirely blocked by overgrown vegetation during leaf-on. The ESEE decision is to prohibit conflicting structures and vegetation within the view corridor to Mt St Helens (shown in red), and to limit conflicting vegetation within the view corridor to the Lloyd District skyline (shown in yellow).

CCSW65: GREENWAY TRAIL WEST – AT SW CURRY STREET



Site-Specific ESEE Decision: The ESEE decision is to:

1. *Limit* conflicting vegetation within the view corridor to the Ross Island Bridge, including the tip of Ross Island and the Willamette River below.
2. *Allow* conflicting structures.

Protected focal feature(s) of the view: Willamette River, Ross Island, Ross Island Bridge

Explanation: This is a developed viewpoint along the South Waterfront Greenway Trail at the end of SW Curry Street with views of the Willamette River, Ross Island, and Ross Island Bridge. Mt St Helens can also be seen in the distance, under the arch of the Ross Island Bridge. Along with three other South Waterfront Greenway Trail views (CCSW67, CCSW69, and CCSW71), this view of the Willamette River from the Central City is more natural with fewer developed focal elements. In addition to a bench and overlook, this developed viewpoint also includes a public art installation called "Cradle" by Buster Simpson, with Peg Butler. The view from CCSW65 is ranked Group B.

The general ESEE recommendation for a Group B view without Mt Hood or Mt St Helens as a primary focal feature is to allow conflicting structures and limit conflicting vegetation within view corridors to primary focal features. That recommendation stands. However, due to the location of this viewpoint along the Greenway Trail West, there is no potential for development to block the view. Staff recommend applying the limit conflicting vegetation decision within a view corridor to the Ross Island Bridge that includes the tip of Ross Island and the Willamette River below (shown in yellow).

CCSW66: CARUTHERS PARK – SW BOND AVENUE AND SW PENNOYER STREET

Site-Specific ESEE Decision: The ESEE decision is to:

1. *Allow* conflicting structures and vegetation.

Protected focal feature(s) of the view: N/A

Explanation: This view looks up at the Oregon Health and Science University from the edge of Caruthers Park. Vegetation, both in the foreground and up on the hill, contributes to the scenic quality of the view. Though the tram adds interest, the cables are reminiscent of the other utility lines and could be interpreted as discordant elements. Interstate 5 signage in the center of the image is also discordant. The view from CCSW66 was ranked Tier II.

The general ESEE recommendation for a Tier II view without a view of Mt Hood or Mt St Helens is to allow conflicting structures and limit conflicting vegetation within view corridors to the primary focal features. However, staff determined that the quality of the view from CCSW66 does not outweigh the costs of limiting future vegetation or development potential within the view corridor. Therefore, the ESEE decision is to allow all conflicting uses.

CCSW67: GREENWAY TRAIL WEST – AT SW GAINES STREET

Site-Specific ESEE Decision: The ESEE decision is:

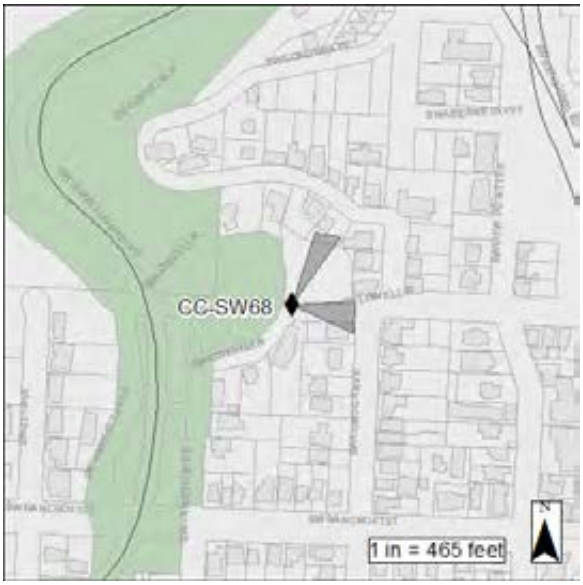
1. *Limit* conflicting vegetation within the view corridor to Ross Island with the Willamette River below.
2. *Allow* conflicting structures within the view corridor to Ross Island with the Willamette River below.
3. *Allow* conflicting structures and vegetation within the view corridor to the Ross Island Bridge.

Protected focal feature(s) of the view: Willamette River, Ross Island

Explanation: This is a developed viewpoint along the South Waterfront Greenway Trail at the end of SW Gaines Street with views of the Willamette River, Ross Island, and Ross Island Bridge. Along with three other South Waterfront Greenway Trail views (CCSW65, CCSW69, and CCSW71), this view of the Willamette River from the Central City is more natural with fewer developed focal elements. The view from CCSW67 is ranked Group B.

The general ESEE recommendation for a Group B view without Mt Hood or Mt St Helens as a primary focal feature is to allow conflicting structures and limit conflicting vegetation within view corridors to primary focal features. Though this viewpoint offers a view of the Ross Island Bridge, there are other viewpoints north of here that offer closer views of the bridge. Thus, this view is of the river and Ross Island. Due to the location of this viewpoint along the Greenway Trail West, there is no potential for development to block the view. However, vegetation along the riverbank below the viewpoint could grow to obstruct the view of the Willamette River and Ross Island. Therefore, the ESEE recommendation is to limit conflicting vegetation within the view corridor to Ross Island and the Willamette River (shown in yellow).

CCSW68: SW TERWILLIGER BOULEVARD – AT EAGLE'S POINT



Site-Specific ESEE Decision: The ESEE decision is to:

1. *Defer* to South Waterfront Public Views and Visual Permeability Assessment (2006) regarding ESEE decision for conflicting structures within view corridor to Mt Hood.
2. *Limit* conflicting structures within view corridor to Mt St Helens.
3. *Allow* conflicting structures within view corridor to the Central City skyline.
4. *Limit* conflicting vegetation within view corridors to Mt St Helens, Mt Hood, and the Central City skyline.

Protected focal feature(s) of the view: Mt Hood, Mt St Helens, Central City skyline

Explanation: There are two views from the property at Eagle's Point that was recently acquired by Portland Parks and Recreation. The north view looks towards Mt St Helens and the Downtown skyline; the east view looks towards Mt Hood. There are two benches at Eagle Point along with plans for the site to become a more developed viewpoint in the future. The view from CCSW68 is ranked Tier II.

The general ESEE recommendation for a Tier II view is to limit conflicting structures and vegetation within a view corridor to Mt Hood or Mt St Helens, and to allow conflicting structures and limit conflicting vegetation within view corridors to all primary focal features. The viewpoint at Eagle's Point is at a high enough elevation that structures within the Central City boundary, even if built to their allowed heights, will not block the view of Mt St Helens. Development in South Waterfront has the potential to block the view of Mt Hood. Views across South Waterfront were heavily considered in the recent South Waterfront planning. There are no existing or foreseeable building conflicts blocking this view of Mt Hood and, as South Waterfront continues to develop, all new buildings will be held to the *South Waterfront Public Views and Visual Permeability Assessment* (2006), which considers east-west visibility through the developed area. At this time, the views of both Mt St Helens and Mt Hood are completely obscured by vegetation. The ESEE decision is to defer to the 2006 *South Waterfront Public Views & Visual Permeability Assessment* for height and massing restrictions within the view corridor to Mt Hood, to limit conflicting structures within the view corridor to Mt St Helens, to allow conflicting structures within the view corridor to the Central City skyline, and to limit conflicting vegetation within view corridors to Mt Hood, Mt St Helens, and the Central City skyline.

CCSW69: GREENWAY TRAIL WEST – AT SW BANCROFT STREET

Site-Specific ESEE Decision: The ESEE decision is:

1. *Limit* conflicting structures and vegetation within view corridor to the Willamette River, Ross Island, and the southern hills.

Protected focal feature(s) of the view: Willamette River, Ross Island, southern hills

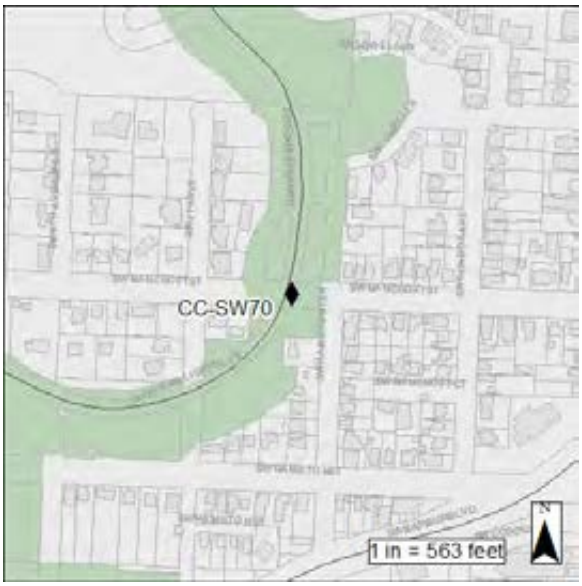
Explanation: This view is primarily natural in character and looks up the Willamette River (south) toward the Sellwood Bridge. Vegetation on the southern hills, Ross Island, and in the immediate foreground contributes positively to the scenic quality of this view. Along with three other South Waterfront Greenway Trail views (CCSW65, CCSW67, and CCSW71), this view of the Willamette River from the Central City is more natural with fewer developed focal elements. Though there is a developed viewpoint with a bench, this is not a highly trafficked section of the Greenway Trail as there is a gap in the trail just north of here. The view from CCSW69 is ranked Group A.

The general ESEE recommendation for a Group A view without Mt Hood, Mt St Helens, or a bridge as a primary focal feature is to limit conflicting structures and vegetation within view corridors to all other primary focal features. That recommendation stands. However, due to the location of this viewpoint along the Greenway Trail West, there is no potential for development to block the view. Vegetation along the riverbank adjacent to the viewpoint could grow to obstruct the view of the Willamette River, Ross Island, and southern hills. Therefore, the recommendation is to limit conflicting structures and vegetation to maintain a view of the Willamette River, Ross Island, and southern hills (shown in yellow).

CCSW70: SW TERWILLIGER BOULEVARD – AT SW BANCROFT STREET

Site-Specific ESEE Decision: The ESEE decision is to:

1. *Defer* to South Waterfront Public Views and Visual Permeability Assessment (2006) regarding ESEE decision for conflicting structures within view corridor to Mt Hood.
2. *Allow* conflicting vegetation within view corridor to Mt Hood.



Protected focal feature(s) of the view: N/A

Explanation: This viewpoint is located on SW Terwilliger Boulevard at SW Bancroft Street. The view is of Mt Hood, the Willamette River, and the eastern foothills. There is not an automobile pull-out from the road or parking at this point along SW Terwilliger Boulevard. The view from CCSW70 is ranked Tier II.

The general ESEE recommendation for a Tier II view is to limit conflicting structures and vegetation within a view corridor to Mt Hood or Mt St Helens, and to limit conflicting vegetation and allow conflicting structures within view corridors to other primary focal features. Development in South Waterfront has the potential to block the view of Mt Hood. Views across South Waterfront were heavily considered in the recent South Waterfront planning. There are no existing building conflicts blocking this view of Mt Hood and, as South Waterfront continues to develop, all new buildings will be held to the *South Waterfront Public Views and Visual Permeability Assessment* (2006), which considers east-west visibility through the developed area. The view from SW Terwilliger Boulevard is almost completely blocked by overgrown vegetation, particularly during leaf-on. Staff determined that the benefits of maintaining this view do not outweigh the environmental costs of removing significant vegetation on a steep slope. Therefore, the ESEE recommendation is to defer to the recent South Waterfront study for height and massing restrictions within the view corridor to Mt Hood and to allow conflicting vegetation.

CCSW71: GREENWAY TRAIL WEST – AT SW UNNAMED ROAD

Site-Specific ESEE Decision: The ESEE decision is:

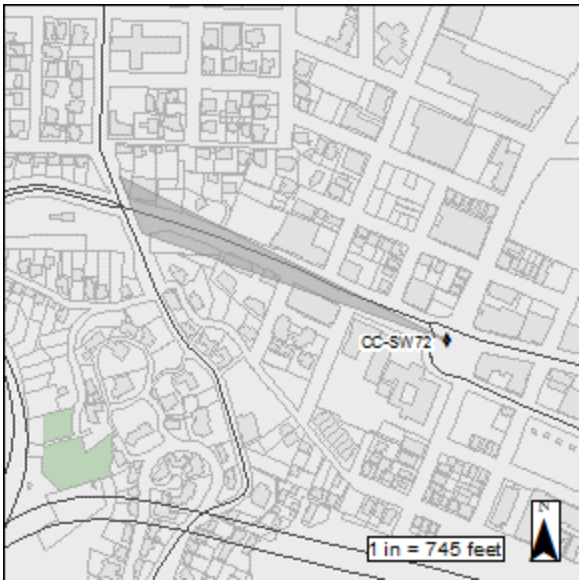
1. *Limit* conflicting vegetation within view corridor to Ross Island with the Willamette River below.
2. *Allow* conflicting structures.

Protected focal feature(s) of the view: Willamette River, Ross Island

Explanation: This view looks out across the Willamette River to Ross Island. It is entirely natural in character and does not include any views of buildings, bridges, or other urban structures. Along with three other South Waterfront Greenway Trail views (CCSW65, CCSW67, and CCSW69), this view of the Willamette River from the Central City is more natural with fewer developed focal elements. Currently, there is a gap in the Greenway Trail to the north of SW Unnamed Road. The view from CCSW71 is ranked Group B.

The general ESEE recommendation for a Group B view without Mt Hood or Mt St Helens as a primary focal feature is to allow conflicting structures and limit conflicting vegetation within view corridors to primary focal features. This recommendation stands. Due to the location of this viewpoint along the Greenway Trail West, there is no potential for development to block the view. However, vegetation along the riverbank adjacent to the viewpoint could grow to obstruct the view of the Willamette River and Ross Island. Therefore, the recommendation is to limit conflicting vegetation within a view corridor to Ross Island with the Willamette River below (shown in yellow).

CCSW72: Collins Circle



Site-Specific ESEE Decision: The ESEE decision is:

1. *Prohibit* conflicting structures and vegetation within view corridor of Vista Bridge.
2. *Limit* conflicting structures and vegetation within view corridor of West Hills.

Protected focal feature(s) of the view: Vista Bridge, West Hills

Explanation: This view is of the Vista Bridge and West Hills behind the bridge. The viewpoint is located at Collins Circle, which is an art installment within the right-of-way at the intersection of SW Jefferson St and SW 18th Avenue. The view from CCSW72 is ranked Tier II.

The general ESEE recommendation for a Tier II view with a bridge as a primary focal feature is to allow conflicting structures and limit conflicting vegetation within view corridors to primary focal features. This view of Vista Bridge is unique to the neighborhood and provide historic and cultural context to the street. There are few other locations with a view of Vista Bridge. The viewpoint is located near a light rail station and is accessible my all modes of transportation. The site-specific recommendation is to prohibit conflicting structures and vegetation within the view of Vista Bridge (shown in red) and limit conflicting structures and vegetation within a wider area (shown in yellow) to preserve air space around the bridge and West Hills in the background. It is recommended that discordant structures, including the stop lights and signs be redesigned to reduce impacts to the view. It is also recommended that pedestrian connections be improved between the light rail station, surrounding sidewalks and the viewpoint.

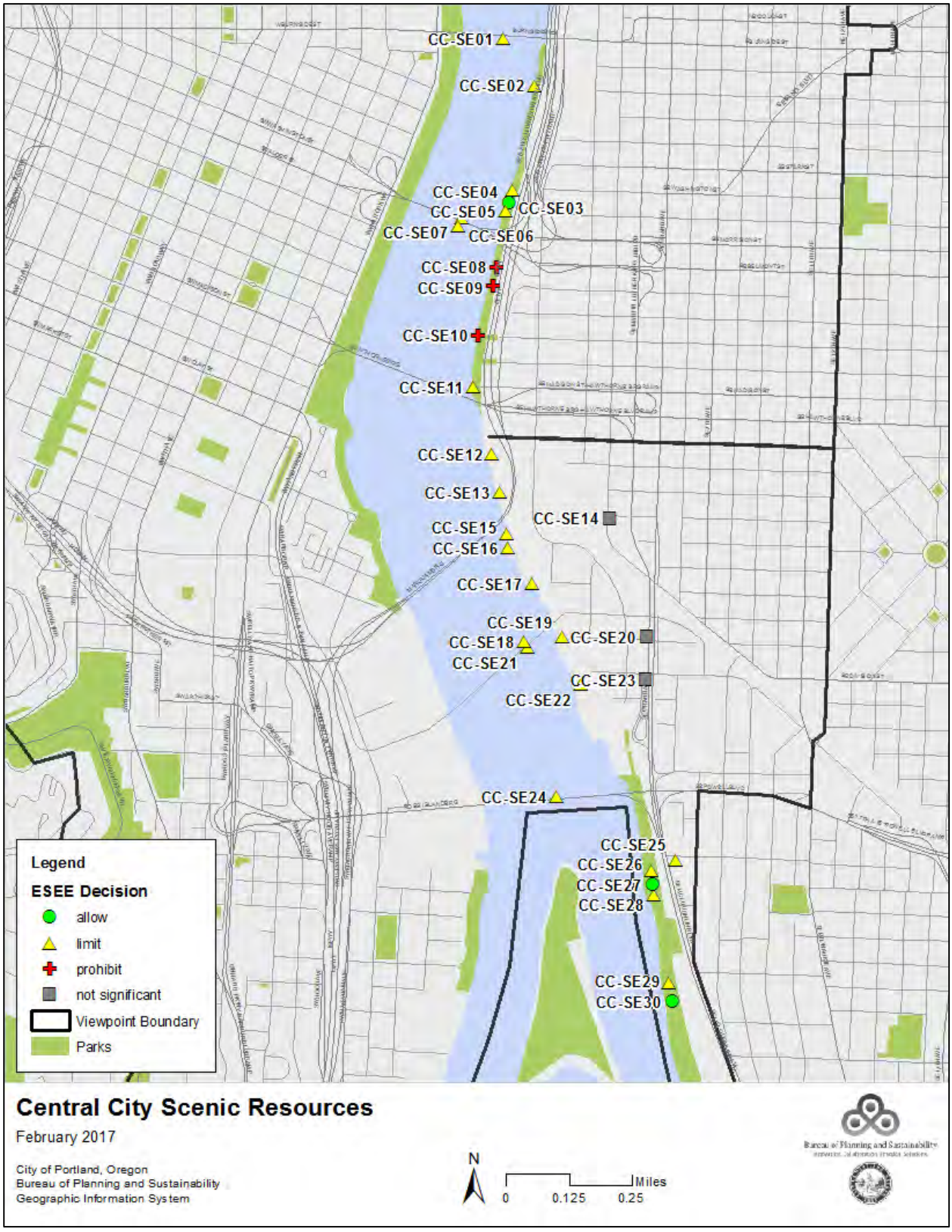
5.g. Southeast

There are 30 viewpoints in the southeast quadrant of the Central City; three are not significant and the remainder receive site-specific decisions. The viewpoints are numbered within the quadrant starting in the northwest corner and progressing left to right from E Burnside Street south to the Springwater Corridor. Map 10 shows the ESEE decisions.

The ESEE Decision for each view is depicted in the following way:

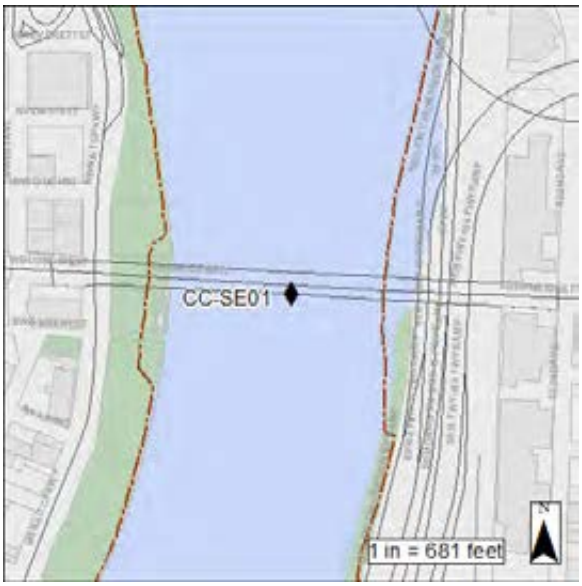
- A red box is drawn around the portion of the view where the prohibit decision is applied
- A yellow box is drawn around the portion of the view where the limit decision is applied
- Outside of the red or yellow box the allow decision is applied
- No box indicates an allow decision for the entire view

Note – Viewpoints CCSE23 and CCSE24 have two views. CCSE14, CCSE20, and both views from CCSE23 were determined to be not significant and, therefore, do not receive a site-specific decision.



Map 10: Southeast Viewpoint ESEE Decisions

CCSE01: BURNSIDE BRIDGE – SOUTH SIDE, CENTER



Site-Specific ESEE Decision: The ESEE decision is to:

1. *Limit* conflicting vegetation within view corridor to Willamette River, bridges, and Downtown skyline.
2. *Allow* conflicting structures.

Protected focal feature(s) of the view: Willamette River, Downtown skyline, bridges

Explanation: This view from the south side of the Burnside Bridge looks up (south) the Willamette River toward the Morrison Bridge; the Hawthorne and Marquam Bridges are also visible in the background. On the left is the Central East Side with some visibility to the eastern foothills. On the right is Waterfront Park and the Downtown skyline with the West Hills in the background. The U.S. Bancorp Tower and White Stag sign are visible on the far right. The Burnside Bridge has a separated bike lane, making this a comfortable place to stop and take in the view. Though this particular photo was taken from the center of the bridge where there is no developed viewpoint, there are two developed pedestrian refuges on each side of the bridge. The view from CCSE01 is ranked Group B.

The general recommendation for Group B views without Mt Hood or Mt St Helens as a primary focal feature is to allow conflicting structures and to limit conflicting vegetation within view corridors to primary focal features. This recommendation stands (shown in yellow). However, this viewpoint is on a bridge out over the Willamette River so there are no conflicting uses (structures or vegetation) that could block the view of the Willamette River, bridges, or Downtown skyline.

CCSE02: EASTBANK ESPLANADE – SOUTH OF BURNSIDE BRIDGE

Site-Specific ESEE Decision: The ESEE decision is:

1. *Limit* conflicting vegetation within view corridor to the Willamette River and Burnside Bridge.
2. *Allow* conflicting structures.

Protected focal feature(s) of the view: Willamette River, Burnside Bridge

Explanation: This view across the Willamette River centers on the U.S. Bancorp Tower. The Willamette River and Burnside Bridge are primary focal features. The White Stag sign, Downtown skyline, and Morrison Bridge are secondary focal features. This is a developed viewpoint at the top of the Eastbank Esplanade ramp down to the water. There are two benches from which the viewer can enjoy the view. This section of the Eastbank Esplanade is not easily accessible; the closest access is via a staircase leading down from the south side of the Burnside Bridge. The view from CCSE02 is ranked Group B.

The general recommendation for Group B views without Mt Hood or Mt St Helens as a primary focal feature is to allow conflicting structures and to limit conflicting vegetation within view corridors to primary focal features. That recommendation stands (shown in yellow). However, due to the location of the viewpoint at the top of the floating portion of the Eastbank Esplanade, out over the water with no development potential or options for vegetation enhancement to block the view, there are no conflicting uses within the view corridor.

CCSE03: EASTBANK ESPLANADE – AT SE WASHINGTON STREET

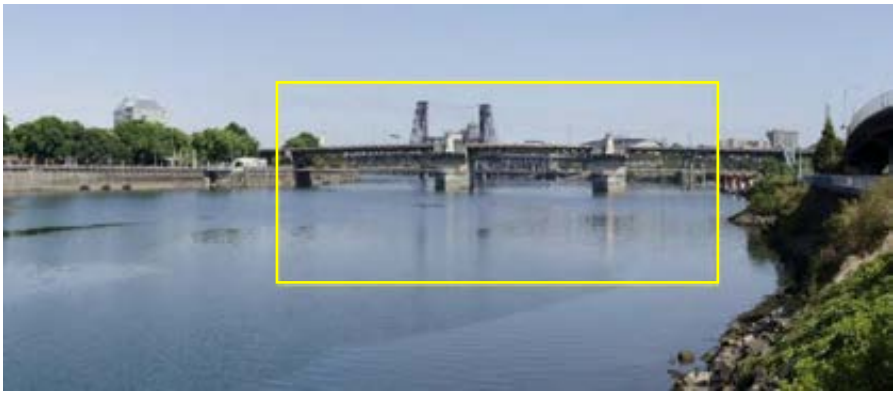
Site-Specific ESEE Decision: The ESEE decision is to:

1. *Limit* conflicting vegetation within view corridor to the Willamette River, Steel Bridge, and Burnside Bridge.
2. *Allow* conflicting structures.

Protected focal feature(s) of the view: Willamette River, Steel Bridge, Burnside Bridge

Explanation: This view looks across the Willamette River to the Morrison Bridge and Downtown skyline. Waterfront Park and the Burnside and Steel Bridges are secondary focal features. This section of the Esplanade receives a fair amount of commuter and recreational bicycle and pedestrian traffic. The view from CCSE03 is ranked Group B.

This is the northern of three viewpoints within a larger viewing platform area along the Eastbank Esplanade just north of the Morrison Bridge (see CCSE04 and CCSE05) and provides closest view of the Steel and Burnside Bridges. The entirety of the viewpoint consists of a large, arced platform flanked on either end by two viewpoints that extend outward over the river. The general recommendation for Group B views without Mt Hood or Mt St Helens as a primary focal feature is to allow conflicting structures and to limit conflicting vegetation within view corridors to primary focal features. Because this is a developed viewpoint along the Greenway Trail that extends over the water, there are no structures that could be built to block the view. However, vegetation could grow up and block the view. In this case, the primary focal features are the Morrison Bridge and Downtown skyline. However, the view is of the north side of the Morrison Bridge, which lacks the architectural towers that can be seen on the south side. Furthermore, the view of the Downtown skyline is obstructed by the Morrison Bridge. Rather than limit conflicting vegetation within the entire panorama, staff recommend limiting conflicting vegetation to maintain a view of the Willamette River and Steel and Burnside Bridges (shown in yellow).



CCSE04: EASTBANK ESPLANADE – BETWEEN SE WASHINGTON STREET AND SE ALDER STREET

Site-Specific ESEE Decision: The ESEE decision is to:

1. *Allow* conflicting structures and vegetation.

Protected focal feature(s) of the view: Willamette River, Downtown skyline, Morrison Bridge

Explanation: This view looks across the Willamette River to the Morrison Bridge and the Downtown skyline. Waterfront Park is a secondary focal feature. This viewpoint at the arced viewing area has many benches and offers a safe and accessible place to pull off the trail and take in the view. This section of the Esplanade receives a fair amount of commuter and recreational bicycle and pedestrian traffic. The view from CCSE04 is ranked Group B.

This is the middle of three viewpoints within a larger viewing platform area along the Eastbank Esplanade just north of the Morrison Bridge (see CCSE03 and CCSE05); the entirety of the viewpoint consists of a large, arced platform flanked on either end by two viewpoints that extend outward over the river. The general ESEE recommendation for Group B views without Mt Hood or Mt St Helens as a primary focal feature is to allow conflicting structures and to limit conflicting vegetation within view corridors to primary focal features. However, staff determined that CCSE03 and CCSE05 offer better views and are located on viewpoints that extend out over the water, thereby limiting potential conflicts. Therefore, the recommendation for CCSE04 is to allow conflicting uses within the view corridor.

CCSE05: EASTBANK ESPLANADE – AT SE ALDER STREET

Site-Specific ESEE Decision: The ESEE decision is to:

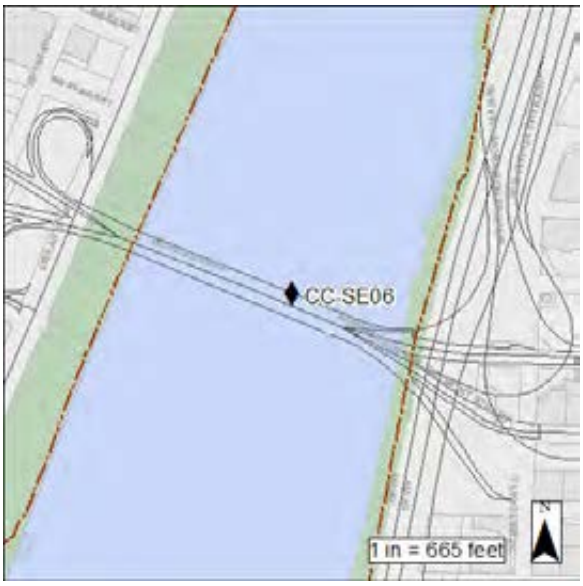
1. *Limit* conflicting vegetation within view corridor to the Willamette River, Waterfront Park, and Steel Bridge.
2. *Allow* conflicting structures within view corridor to Willamette River, Waterfront Park, and Steel Bridge.
3. *Allow* conflicting structures and vegetation within view corridor to Downtown skyline and Morrison Bridge.

Protected focal feature(s) of the view: Willamette River, Waterfront Park, Steel Bridge

Explanation: This view looks across the Willamette River to the Morrison Bridge and the Downtown skyline. Waterfront Park and the Burnside and Steel Bridges are secondary focal features. This section of the Esplanade receives a fair amount of commuter and recreational bicycle and pedestrian traffic. The view from CCSE05 is ranked Group B.

This is the southern of three viewpoints within a larger viewing platform area along the Eastbank Esplanade just north of the Morrison Bridge (see CCSE03 and CCSE04); the entirety of the viewpoint consists of a large, arced platform flanked on either end by two viewpoints that extend outward over the river. The general ESEE recommendation for Group B views without Mt Hood or Mt St Helens as a primary focal feature is to allow conflicting structures and to limit conflicting vegetation within view corridors to primary focal features. However, the view of the Downtown skyline from this viewpoint is the most compromised of the three as the Morrison Bridge interferes with a clear view of the skyline. Furthermore, this view is of the north side of the Morrison Bridge, which lacks the architectural towers that can be seen on the south side. Staff recommend allowing conflicting uses within the view corridors to the Downtown skyline and Morrison Bridge and limiting conflicting vegetation to maintain a view of the Willamette River, Steel Bridge, and Waterfront Park (shown in yellow).

CCSE06: MORRISON BRIDGE – NORTH SIDE, EAST



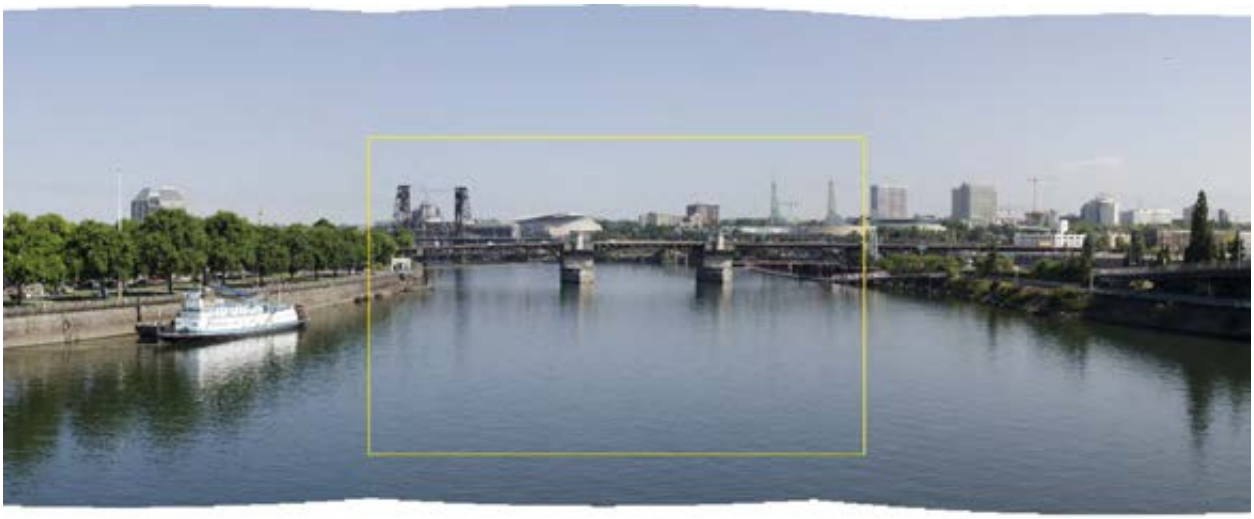
Site-Specific ESEE Decision: The ESEE decision is to:

1. *Limit* conflicting vegetation within view corridor to Willamette River, bridges, and Convention Center spires.
2. *Allow* conflicting structures.

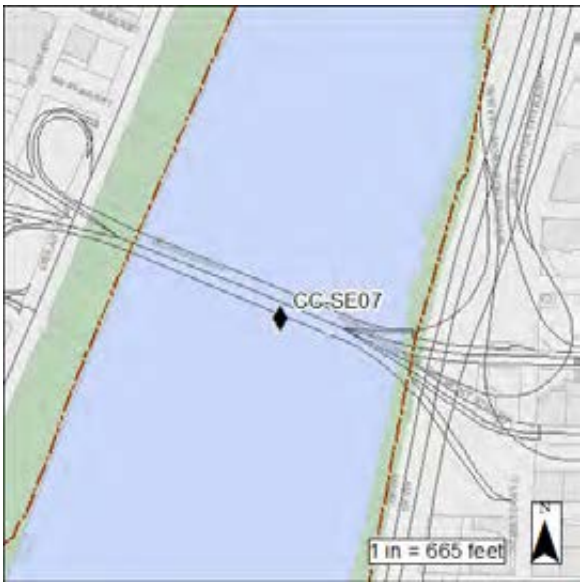
Protected focal feature(s) of the view: Willamette River, Convention Center spires, bridges

Explanation: This view looks down the Willamette River (north) toward the Burnside Bridge which is flanked on either side by the Steel Bridge towers and Convention Center spires. The left-hand side includes a view of Waterfront Park and a partial view of the Downtown skyline; of particular note is the U.S. Bancorp Tower. The top of the Fremont Bridge is also visible in the distance, though mostly obscured by development. The Interstate 84/Interstate 5 interchange occupies much of the right-hand side and detracts from the scenic quality of the view on that side, though a distant ridgeline of vegetation contributes to the view. The Morrison Bridge does not have a separated bike lane on the north side; however, there are two pedestrian refuges on the north side from which one can stop and take in the view; this was taken from the eastern refuge (relocated from its original location in the center). The view from CCSE06 is ranked Group B.

The general recommendation for Group B views without Mt Hood or Mt St Helens as a primary focal feature is to allow conflicting structures and to limit conflicting vegetation within view corridors to primary focal features. This recommendation stands (shown in yellow). However, this viewpoint is on a bridge out over the Willamette River so there are no conflicting uses (structures or vegetation) that could block the view of the Willamette River, Convention Center spires, or bridges.



CCSE07: MORRISON BRIDGE – SOUTH SIDE, EAST



Site-Specific ESEE Decision: The ESEE decision is to:

1. *Allow* conflicting structures and vegetation within the view corridor to Mt Hood.
2. *Limit* conflicting vegetation within the view corridor to the Willamette River, Downtown skyline, and Hawthorne Bridge.
3. *Allow* conflicting structures within the view corridor to the Willamette River, Downtown skyline, and Hawthorne Bridge.

Protected focal feature(s) of the view: Willamette River, Downtown skyline, Hawthorne Bridge

Explanation: Looking up the Willamette River (south), this view centers on the Hawthorne Bridge with glimpses of the Marquam Bridge and Tilikum Crossing beyond. On the right are the West Hills, Downtown skyline, and Waterfront Park. Though there is not much visual interest on the left (east side), the vegetation along the bank in the foreground and the distant foothills contribute positively to the scenic quality of the view. Mt Hood is also visible to the east, as a separate view from the panorama, though the I-5/I-84 interchange is highly discordant. The south side of the Morrison Bridge, from which this view was taken, has a separated bike lane and there are two pedestrian refuges from which one can stop and take in the view; this was taken from the eastern refuge. The south side of the Morrison Bridge is easier to access than the north and is safer due to the separation of transportation modes. The view from CCSE07 is ranked Group B.

The general recommendation for Group B views with Mt Hood as a primary focal feature is to limit conflicting structures and vegetation within the view corridor to Mt Hood, and to limit conflicting vegetation and allow conflicting structures within view corridors to other primary focal features. Due to the location of this viewpoint on the Morrison Bridge, there are no conflicting uses with views of the Willamette River, Hawthorne Bridge, or Downtown skyline. However, the view to Mt Hood looks off to the east where there are potential conflicts with structures and vegetation. This viewpoint was included in the analysis of views of Mt Hood from bridges and the Greenway Trail. Through that analysis, staff determined that the costs of preserving the view of Mt Hood from this viewpoint outweigh the benefits (CCSW46 was chosen as the view to maintain). Therefore, the recommendation is to allow conflicting uses within the view corridor to Mt Hood. The general ESEE recommendation stands for the view corridor to the Willamette River, Downtown skyline, and Hawthorne Bridge (shown in yellow).

CCSE08: EASTBANK ESPLANADE – SOUTH OF SE BELMONT STREET

Site-Specific ESEE Decision: The ESEE decision is to:

1. *Prohibit* conflicting structures and vegetation within the view corridor to the Willamette River, Central City skyline, and Hawthorne and Morrison Bridge towers.

Protected focal feature(s) of the view: Willamette River, Central City skyline, Hawthorne Bridge, Morrison Bridge

Explanation: Offering a sweeping view of the Willamette River, Central City skyline, Hawthorne and Morrison Bridges, and West Hills, this stretch of the Eastbank Esplanade includes a linear seating wall from which the viewer can sit and enjoy the view. The seating wall stretches approximately two blocks, from where SE Belmont Street would be in the north to where SE Taylor Street would be in the south; just south of the seating wall is the large viewpoint at SE Salmon Street. The view from CCSE08 is ranked Group A.

The general recommendation for Group A views is to prohibit conflicting structures and vegetation within view corridors to Mt Hood, Mt St Helens, and bridges, and to limit conflicting structures and vegetation within view corridors to other primary focal features. However, due to the location of this viewpoint along the Eastbank Esplanade, there is no potential for development to block the view. In addition, the Willamette River and Central City skyline are integral to this view. Staff recommend applying the prohibit conflicting structures and vegetation decision to a view corridor of the Willamette River, Central City skyline, and Hawthorne and Morrison Bridge towers (shown in red).

CCSE09: EASTBANK ESPLANADE – AT SE YAMHILL STREET

Site-Specific ESEE Decision: The ESEE decision is to:

1. *Prohibit* conflicting structures and vegetation within the view corridor to the Willamette River, Central City skyline, and Hawthorne and Morrison Bridge towers.

Protected focal feature(s) of the view: Willamette River, Central City skyline, Hawthorne Bridge, Morrison Bridge

Explanation: The Hawthorne and Morrison Bridges, to the south and north, frame this panorama of the Willamette River and Central City skyline. There's a concrete seating wall along this entire section of the Eastbank Esplanade, providing a place for passersby to sit and take in the view. The seating wall stretches approximately two blocks, from where SE Belmont Street would be in the north to where SE Taylor Street would be in the south; just south of the seating wall is the large viewpoint at SE Salmon Street. The presence of in-water woody structure provides habitat that attracts wildlife and creates bird-watching opportunity. The West Hills in the distance also contributes to the natural scenic quality of this view. The view from CCSE09 is ranked Group A.

The general recommendation for Group A views is to prohibit conflicting structures and vegetation within view corridors to Mt Hood, Mt St Helens, and bridges, and to limit conflicting structures and vegetation within view corridors to other primary focal features. However, due to the location of this viewpoint along the Eastbank Esplanade, there is no potential for development to block the view. In addition, the Willamette River and Central City skyline are integral to this view. Staff recommend applying the prohibit conflicting structures and vegetation decision to a view corridor that includes the Willamette River, Central City skyline, and the towers of the Hawthorne and Morrison Bridges (shown in red).

CCSE10: EASTBANK ESPLANADE – AT SE SALMON STREET

Site-Specific ESEE Decision: The ESEE decision is to:

1. *Prohibit* conflicting structures and vegetation within a view corridor to the Willamette River, Central City skyline, and Hawthorne Bridge.

Protected focal feature(s) of the view: Willamette River, Downtown skyline, Hawthorne Bridge

Explanation: This large, developed viewpoint at the end of SE Salmon Street along the Eastbank Esplanade offers a panorama across the Willamette River to the Central City skyline and Hawthorne Bridge. Waterfront Park, the Morrison Bridge, and the West Hills are secondary focal features. The viewpoint platform is approximately two blocks in length, stretching from where SE Taylor Street would be in the north to SE Main Street in the south. It includes a number of benches from which to enjoy the view as well as interpretive signage. The Eastbank Esplanade trail is split into two levels at this point, separating commuters from those wishing to pause and take in the view. The view from CCSE10 is ranked Group A.

The general recommendation for Group A views is to prohibit conflicting structures and vegetation within view corridors to Mt Hood, Mt St Helens, and bridges, and to limit conflicting structures and vegetation within view corridors to other primary focal features. Due to the location of this viewpoint along the Eastbank Esplanade, there is no potential for development to block the view. In addition, the Willamette River and Central City skyline are integral to this view. The ESEE recommendation is to prohibit conflicting structures and vegetation within a view corridor to the Willamette River, Central City skyline and Hawthorne Bridge (shown in red).

CCSE11: EASTBANK ESPLANADE – NORTH OF HAWTHORNE BRIDGE

Site-Specific ESEE Decision: The ESEE decision is:

1. *Limit* conflicting vegetation within view corridor to Willamette River, Downtown skyline, and Hawthorne Bridge.
2. *Allow* conflicting structures.

Protected focal feature(s) of the view: Willamette River, Downtown skyline, Hawthorne Bridge

Explanation: The Willamette River, Hawthorne Bridge, and Downtown skyline are the primary focal features of this view. The Morrison and Steel Bridges and riverbank are secondary focal features. This is a developed viewing platform along the Eastbank Esplanade at the end of SE Madison Street and near a ramp to the Fire Station 21 dock, which is partially accessible to the public. SE Madison Street is one of only a few streets that directly connect the east side to the Eastbank Esplanade. The view from CCSE11 is ranked Group B.

The general recommendation for Group B views without Mt Hood or Mt St Helens as a primary focal feature is to allow conflicting structures and to limit conflicting vegetation within view corridors to primary focal features. That recommendation stands (shown in yellow). However, due to the location of the viewpoint along the Eastbank Esplanade, projecting out over the water, there are no conflicting uses.

CCSE12: GREENWAY TRAIL EAST – AT HOLMAN DOCK ACCESS

Site-Specific ESEE Decision: The ESEE decision is to:

1. *Limit* conflicting vegetation within view corridor to the Willamette River, Central City skyline, and Hawthorne Bridge towers.
2. *Allow* conflicting structures.

Protected focal feature(s) of the view: Willamette River, Central City skyline, Hawthorne Bridge

Explanation: Looking out across the Willamette River from the Greenway Trail (east), this view's primary focal features are the Willamette River and Downtown skyline. Secondary focal features include Riverplace Marina, the West Hills, the South Downtown/University District, and the Hawthorne and Marquam Bridges. This developed viewpoint includes a bench and signage and is located just north of the Holman Dock access point to the river. The viewpoint's proximity to the Holman Dock, OMSI, and adjacent parking make it a highly trafficked location in general. Overgrown vegetation is very discordant with the view. The view from CCSE12 is ranked Group B.

The general recommendation for Group B views without Mt Hood or Mt St Helens as a primary focal feature is to allow conflicting structures and to limit conflicting vegetation within view corridors to primary focal features. This recommendation stands. However, due to the location of this viewpoint along the Greenway Trail East, there is no potential for development to block the view. Staff recommend applying the limit conflicting vegetation decision between Riverplace Marina and the Hawthorne Bridge to maintain views of the Willamette River, Central City skyline and Hawthorne Bridge towers (shown in yellow).

CCSE13: GREENWAY TRAIL EAST – OMSI NORTH OF MARQUAM BRIDGE

Site-Specific ESEE Decision: The ESEE decision is to:

1. *Limit* conflicting vegetation within the view corridor to the Willamette River, Central City skyline, and Hawthorne Bridge towers.
2. *Allow* conflicting structures within view corridor to Willamette River, Central City skyline, and Hawthorne Bridge towers.
3. *Allow* conflicting structures and vegetation within the view corridor to the Marquam Bridge.

Protected focal feature(s) of the view: Willamette River, Central City skyline

Explanation: This view includes the Willamette River, South Waterfront, South Downtown/University District and Downtown skylines, Riverplace Marina, West Hills, and the Hawthorne and Marquam Bridges. The viewpoint is located on the section of the Greenway Trail (east) on the northern part of the OMSI campus. There was once a bench marking the viewpoint; however, the bench has been vandalized and only the supports remain. The view from CCSE13 is ranked Group B.

The general recommendation for Group B views without Mt Hood or Mt St Helens as a primary focal feature is to allow conflicting structures and to limit conflicting vegetation within view corridors to primary focal features. Due to the location of this viewpoint along the Greenway Trail East, there is no potential for development to block the view. Though the Marquam Bridge is a primary focal feature, it was not identified as a scenic visual focal point. Staff recommend applying the limit conflicting vegetation decision between Riverplace Marina and the Hawthorne Bridge to maintain a view of the Willamette River, Central City skyline, and Hawthorne Bridge towers (shown in yellow).

CCSE15: GREENWAY TRAIL EAST – OMSI NORTH POINT

Site-Specific ESEE Decision: The ESEE decision is:

1. *Limit* conflicting vegetation within the view corridor to the Willamette River, Downtown skyline, and Marquam Bridge.
2. *Allow* conflicting structures.

Protected focal feature(s) of the view: Willamette River, Downtown skyline, Marquam Bridge

Explanation: This view, taken from the Greenway Trail (east) just south of the Marquam Bridge, includes
Tilikum Crossing, South Waterfront, the West Hills, the Willamette River, the underside of the Marquam Bridge, Riverplace Marina, the South Downtown/University District and Downtown skylines, Hawthorne Bowl, and the Hawthorne Bridge. The closest Marquam Bridge supports are discordant to the view, blocking the northern end of the downtown skyline and the eastern section of the Hawthorne Bridge. This viewpoint is developed and includes benches and interpretive signage about river traffic, river pollution, and the Missoula floods. Its proximity to OMSI makes it highly accessible and well-frequented. The view from CCSE15 is ranked Group C.

The general recommendation for a Group C view is to allow conflicting structures and limit conflicting vegetation within view corridors to primary focal features. This recommendation stands (shown in yellow). However, due to the location of the viewpoint along the Greenway Trail, out over the water, there are no conflicting uses (structures or vegetation) within the view corridor.

CCSE16: GREENWAY TRAIL EAST – OMSI MIDDLE POINT

Site-Specific ESEE Decision: The ESEE decision is:

1. *Limit* conflicting vegetation within view corridor to the Willamette River, Marquam Bridge, Tilikum Crossing, Central City skyline, and Hawthorne Bridge.
2. *Allow* conflicting structures.

Protected focal feature(s) of the view: Willamette River, Marquam Bridge, Tilikum Crossing, Central City skyline, Hawthorne Bridge

Explanation: This developed viewpoint along the Greenway Trail (east) offers views of the Willamette River, Ross Island, Tilikum Crossing, South Waterfront, the West Hills, the Marquam Bridge, Riverplace Marina, the South Downtown/University District and Downtown skylines, and the Hawthorne Bridge. Because the viewpoint juts out over the water, vegetation along the banks doesn't obscure the view; however, the Marquam Bridge supports partially block the view of downtown. The viewpoint contains multiple benches and interpretive signs about birds, fish, and native tribes along the river. Though this section of the Greenway Trail (east) does not see the same level of commuter traffic as the section between the Hawthorne and Steel Bridges, its proximity to OMSI makes it highly accessible and well-frequented. The view from CCSE16 is ranked Group B.

The general recommendation for Group B views without Mt Hood or Mt St Helens as a primary focal feature is to allow conflicting structures and to limit conflicting vegetation within view corridors to primary focal features. This recommendation stands (shown in yellow). However, due to the location of the viewpoint along the Greenway Trail, out over the water, there are no conflicting uses (structures or vegetation) within the view corridor.

CCSE17: GREENWAY TRAIL EAST – OMSI SOUTH POINT

Site-Specific ESEE Decision: The ESEE decision is to:

1. *Limit* conflicting vegetation within view corridor to the Willamette River and Tilikum Crossing.
2. *Allow* conflicting structures.

Protected focal feature(s) of the view: Willamette River, Tilikum Crossing

Explanation: Located at a viewpoint on the Greenway Trail (east) in front of OMSI's Theory Eatery and above the publicly accessible JetBoat/OMSI submarine dock, this primary focal features of this view are the Willamette River, Tilikum Crossing, and the Marquam Bridge. Secondary focal features include South Waterfront, the West Hills, Ross Island, the Downtown skyline, the South Downtown/University District skyline, and the riverbank. Though this section of the Greenway Trail (east) does not see the same level of commuter traffic as the section between the Hawthorne and Steel Bridges, its proximity to OMSI makes it highly accessible and well-frequented. The view from CCSE17 is ranked Group B.

The general recommendation for Group B views without Mt Hood or Mt St Helens as a primary focal feature is to allow conflicting structures and to limit conflicting vegetation within view corridors to primary focal features. This recommendation stands. However, due to the location of this viewpoint along the Greenway Trail East, there is no potential for development to block the view. Staff recommend applying the limit conflicting vegetation decision to maintain a view of the Willamette River and Tilikum Crossing, rather than across the entire panorama (shown in yellow).

CCSE18: TILIKUM CROSSING – NORTH SIDE, EAST

Site-Specific ESEE Decision: The ESEE decision is:

1. *Limit* conflicting vegetation within view corridor to Willamette River and Downtown skyline.
2. *Allow* conflicting structures.

Protected focal feature(s) of the view: Willamette River, Downtown skyline

Explanation: This view from the eastern bump-out on the north side of Tilikum Crossing looks north down the Willamette River toward the Marquam Bridge and South Downtown/University District and Downtown skylines, though the Marquam Bridge mostly obscures the skyline. The West Hills, Hawthorne Bridge, Fremont Bridge, Lloyd District, Convention Center spires, Riverplace Marina, and Mt St Helens are all visible in the distance. Though not captured in the panorama, there's an additional view of Mt Hood to the southeast. Tilikum Crossing is one of the few bridges with separated bicycle and pedestrian lanes as well as pedestrian bump-outs, creating a safe place for viewers to stop and enjoy the view. The bridge is only accessible to bikes, pedestrians, and public transit; automobiles are not allowed. The view from CCSE16 is ranked Group B.

The general recommendation for Group B views without Mt Hood or Mt St Helens as a primary focal feature is to allow conflicting structures and to limit conflicting vegetation within view corridors to primary focal features. Due to the location of the viewpoint on Tilikum Crossing, out over the water, there are no conflicting uses (structures or vegetation) within the view corridor. While a primary focal feature, the Marquam Bridge obstructs the view of the Downtown skyline. Therefore, the recommendation is to limit conflicting vegetation within a view corridor to the Willamette River and Downtown skyline (shown in yellow).

CCSE19: GREENWAY TRAIL EAST – AT SE CARUTHERS STREET

Site-Specific ESEE Decision: The ESEE decision is to:

1. *Limit* conflicting vegetation within view corridor to the Willamette River and Tilikum Crossing.
2. *Allow* conflicting structures.

Protected focal feature(s) of the view: Willamette River, Tilikum Crossing

Explanation: This close-up view of Tilikum Crossing is taken from the developed viewpoint at the end of SE Caruthers Street where pedestrian and bicycle traffic from the Greenway Trail (east) is re-routed to SE 4th Avenue. Though not captured in the photo due to lens constraints, the entirety of the eastern Tilikum Crossing tower can be seen. Along with Tilikum Crossing, the Willamette River is also a primary focal feature; the Ross Island Bridge, South Waterfront, and West Hills are secondary focal features. Though this section of the Greenway Trail (east) does not see the same level of commuter traffic as the section between the Hawthorne and Steel Bridges, its proximity to the Portland Opera House and connection to the Springwater Corridor trail make it highly accessible and well-frequented. The view from CCSE19 is ranked Group B.

The general recommendation for Group B views without Mt Hood or Mt St Helens as a primary focal feature is to allow conflicting structures and to limit conflicting vegetation within view corridors to primary focal features. The general recommendation stands. However, due to the location of this viewpoint along the Greenway Trail East, there is no potential for development to block the view. Staff recommend applying the limit conflicting vegetation decision to maintain a view of the Willamette River and Tilikum Crossing, rather than the entire panorama (shown in yellow).

CCSE21: TILIKUM CROSSING – SOUTH SIDE, EAST

Site-Specific ESEE Decision: The ESEE decision is to:

1. *Allow* conflicting structures and vegetation within the view corridor to Mt Hood.
2. *Limit* conflicting vegetation within the view corridor to the Willamette River and Ross Island Bridge.
3. *Allow* conflicting structures within the view corridor to the Willamette River and Ross Island Bridge.

Protected focal feature(s) of the view: Willamette River, Ross Island Bridge

Explanation: This view from the eastern bump-out on the south side of Tilikum Crossing looks south up the Willamette River toward the Ross Island Bridge. Mt Hood is also visible in the distance. Ross Island, the South Waterfront, the West Hills, multiple buttes, and the riverbank are secondary focal features. Tilikum Crossing is one of the few bridges with separated bicycle and pedestrian lanes as well as pedestrian bump-outs, creating a safe place for viewers to stop and enjoy the view. The view from CCSE21 is ranked Group B.

The general ESEE recommendation for Group B views with Mt Hood as a primary focal features is to limit conflicting structures within the view corridor to Mt Hood and to limit conflicting vegetation within view corridors to primary focal features. Due to the location of this viewpoint on Tilikum Crossing out over the Willamette River, there's no potential for structures or vegetation to block the view of the Willamette River or Ross Island Bridge; thus, there are no conflicting uses within the view corridor up the Willamette River towards the Ross Island Bridge. However, structures or vegetation along the riverbank on and landward from the east side of the river have the potential to block a view of Mt Hood. This viewpoint was included in the economic analysis of views of Mt Hood from bridges and the Greenway Trail. The results of that analysis is to allow conflicting uses within the view corridor to Mt Hood. The general recommendation stands for the view corridor to the Willamette River and Ross Island Bridge (shown in yellow).

CCSE22: GREENWAY TRAIL EAST – BETWEEN SE DIVISION PLACE AND SE IVON STREET

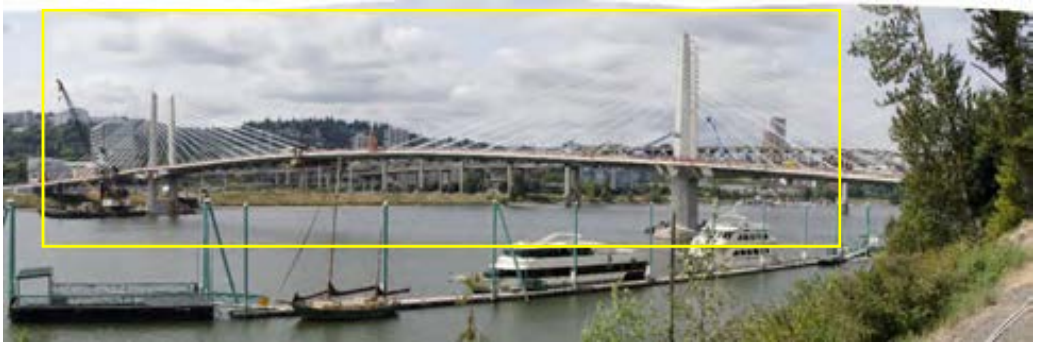
Site-Specific ESEE Decision: The ESEE decision is to:

1. *Limit* conflicting vegetation within two view corridors that include the Willamette River, one to the Ross Island Bridge and a second to Tilikum Crossing.
2. *Allow* conflicting structures.

Protected focal feature(s) of the view: Willamette River, Tilikum Crossing, Ross Island Bridge

Explanation: This view of the Willamette River, Ross Island Bridge, West Hills, and Tilikum Crossing is from an isolated section of the Greenway Trail (east) in front of SK Northwest. It does not connect to the trail to the north or south and is only accessible from the east during SK Northwest's business hours. Ross Island and South Waterfront are secondary focal features. The view from CCSE22 is ranked Group B.

The general recommendation for Group B views without Mt Hood or Mt St Helens as a primary focal feature is to allow conflicting structures and to limit conflicting vegetation within view corridors to primary focal features. This recommendation stands. However, due to the location of this viewpoint along the Greenway Trail East, three is no potential for development to block the view. Current Central City height limits protect visual permeability to the West Hills. Staff recommend applying the limit conflicting vegetation decision to maintain two view corridors, one to Tilikum Crossing and a second to the Ross Island Bridge, with views of the Willamette River in both (shown in yellow).



CCSE24: ROSS ISLAND BRIDGE – NORTH SIDE, CENTER

Site-Specific ESEE Decision: The ESEE decision is to:

1. *Limit* conflicting vegetation within the view corridor to the Willamette River and Tilikum Crossing.
2. *Allow* conflicting vegetation within the view corridor to Ross Island and the South Waterfront skyline.
3. *Allow* conflicting structures.

Protected focal feature(s) of the view: Willamette River, Tilikum Crossing

Explanation: There are two views from the center of the north side of the Ross Island Bridge, one looks down the Willamette River (north) toward Tilikum Crossing and the other looks up the Willamette River (south) towards Ross Island. On a clear day, Mt Hood and Mt St Helens are visible in the background on the east side, though neither are primary focal features. The Ross Island Bridge does not have a separate bike lane and the sidewalk is narrow and without a guardrail separating it from automobile traffic. In addition, there are no pedestrian refuges from which to stop and take in the view, making this an unsafe and undeveloped viewpoint. Both views from CCSE21 are ranked Group B.

The general ESEE recommendation for Group B views without Mt Hood or Mt St Helens as a primary focal feature is to allow conflicting structures and to limit conflicting vegetation within view corridors to primary focal features. That recommendation stands for the view looking north. However, due to the location of the viewpoint on a bridge out over the Willamette River, there are no conflicting uses that could block views of the Willamette River and Tilikum Crossing. The view south looks across multiple lanes of traffic, which greatly detracts from the viewing experience. The recommendation is to allow conflicting uses for the view looking south, though there are currently no conflicting uses due to the location of the viewpoint on the bridge (shown in yellow).

CCSE25: Brooklyn Community Garden

Site-Specific ESEE Decision: The ESEE decision is to:

1. *Limit* conflicting vegetation within the view corridor to the Central City skyline and the West Hills.

Protected focal feature(s) of the view: West Hills, Central City Skyline

Explanation: This view is primarily of the Central City skyline and the West Hills. Tilikum Crossing, the Ross Island Bridge, and the Willamette River are also visible. Traffic speeds, multiple lanes of traffic, and a concrete traffic barrier detract from the view. The view from CCNE09 is ranked Tier II.

The general ESEE recommendation for a Tier II view without a view of Mt Hood or Mt St Helens is to allow conflicting structures and to limit conflicting vegetation within view corridors to primary focal features. That recommendation stands. Staff recommend applying the limit conflicting vegetation decision within a view corridor to the Central City skyline and the West Hills, with the Willamette River below.

CCSE26: SPRINGWATER CORRIDOR – BETWEEN SE FRANKLIN AND SE HAIG STREETS, NORTH POINT

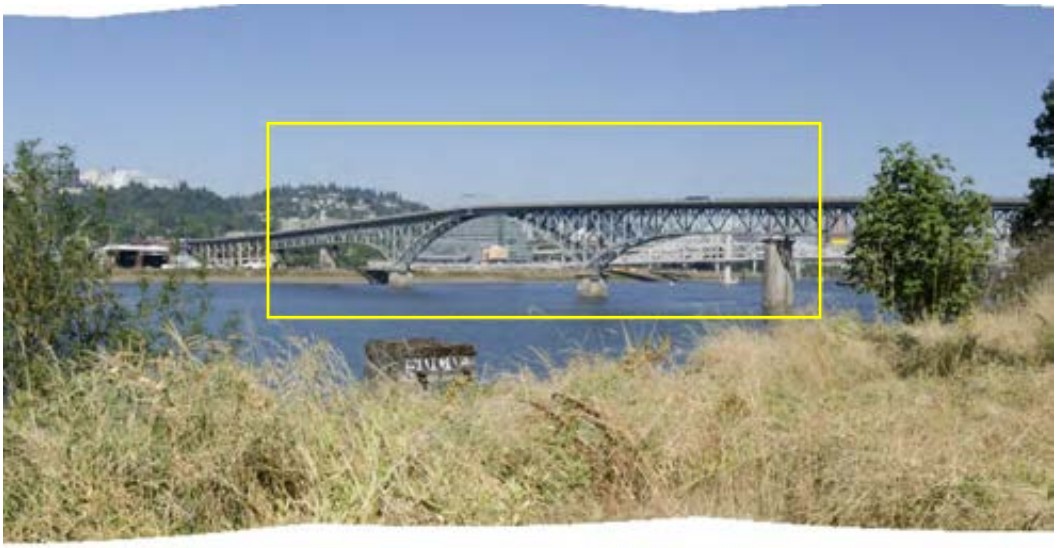
Site-Specific ESEE Decision: The ESEE decision is to:

1. *Limit* conflicting vegetation within view corridor to the Willamette River and Ross Island Bridge.
2. *Allow* conflicting structures.

Protected focal feature(s) of the view: Willamette River, Ross Island Bridge

Explanation: Located on an informal path adjacent to the Springwater Corridor trail just south of the Ross Island Bridge, this view includes the Willamette River, Ross Island, and the Ross Island Bridge. The West Hills, South Waterfront, and Tilikum Crossing are secondary focal features. Though the Springwater Corridor is a major bike commuting route, this informal path is not as highly trafficked. In addition, transient camping makes the viewpoint feel somewhat unsafe. The view from CCSE26 is ranked Group B.

There are three developed viewpoints along this informal path; this is the most northern and includes a bench (the others are CCSE27 and CCSE28). The general ESEE recommendation for Group B views without Mt Hood or Mt St Helens as a primary focal feature is to allow conflicting structures and to limit conflicting vegetation within view corridors to primary focal features. Due to the location of this viewpoint along the Springwater Corridor, there is no potential for development to block the view. Staff recommend applying the limit conflicting vegetation decision within a view corridor to the Ross Island Bridge with the Willamette River below, rather than to the entire panorama (shown in yellow).



CCSE27: SPRINGWATER CORRIDOR – BETWEEN SE FRANKLIN AND SE HAIG STREETS, MIDDLE POINT

Site-Specific ESEE Decision: The ESEE decision is to:

1. *Allow* conflicting structures and vegetation.

Protected focal feature(s) of the view: N/A

Evaluation: Located on an informal path adjacent to the Springwater Corridor trail just south of the Ross Island Bridge, this view includes the Willamette River, Ross Island, South Waterfront, and the Ross Island Bridge. The West Hills and Tilikum Crossing are secondary focal features. Though the Springwater Corridor is a major bike commuting route, this informal path is not as highly trafficked. In addition, transient camping makes the viewpoint feel somewhat unsafe. The view from CCSE27 is ranked Group B.

There are three developed viewpoints along this informal path; this is the middle viewpoint and includes a bench (the others are CCSE26 and CCSE28). The general ESEE recommendation for Group B views without Mt Hood or Mt St Helens as a primary focal feature is to allow conflicting structures and to limit conflicting vegetation within view corridors to primary focal features. Due to the location of this viewpoint along the Springwater Corridor, there is no potential for development to block the view. There are two other viewpoints in close proximity that offer similar views; CCSE26 to the north offers a less obstructed view of the Ross Island Bridge, and CCSE28 to the south offers a similar view of the South Waterfront skyline and Ross Island. Staff recommend protecting views from CCSE26 and CCSE28 and allowing conflicting uses within the view corridor from CCSE27.

CCSE28: SPRINGWATER CORRIDOR – BETWEEN SE FRANKLIN AND SE HAIG STREETS, SOUTH POINT

Site-Specific ESEE Decision: The ESEE decision is to:

1. *Limit* conflicting vegetation within view corridor to the Willamette River, Ross Island, and South Waterfront skyline.
2. *Allow* conflicting vegetation within view corridor to Ross Island Bridge.
3. *Allow* conflicting structures.

Protected focal feature(s) of the view: Willamette River, Ross Island, South Waterfront skyline

Explanation: Located on an informal path adjacent to the Springwater Corridor trail just south of the Ross Island Bridge, this view includes the Willamette River, South Waterfront, and the Ross Island Bridge. The West Hills, Ross Island, and Tilikum Crossing are secondary focal features. Though the Springwater Corridor is a major bike commuting route, this informal path is not as highly trafficked. In addition, transient camping makes the viewpoint feel somewhat unsafe. The view from CCSE28 is ranked Group B.

There are three developed viewpoints along this informal path; this is the most southern and includes a picnic table (the others are CCSE26 and CCSE27). The general ESEE recommendation for Group B views without Mt Hood or Mt St Helens as a primary focal feature is to allow conflicting structures and to limit conflicting vegetation within view corridors to primary focal features. Due to the location of this viewpoint along the Springwater Corridor, there is no potential for development to block the view. There is a less obstructed and closer view of Ross Island Bridge from CCSE26, located just north of this viewpoint. Staff recommend applying the limit conflicting vegetation decision within a view corridor to Ross Island and South Waterfront, with the Willamette River below, rather than to the entire panorama (shown in yellow).

CCSE29: SPRINGWATER CORRIDOR – NEAR SE RHONE STREET, NORTH POINT

Site-Specific ESEE Decision: The ESEE decision is to:

1. *Limit* conflicting vegetation within view corridor to Ross Island, the Willamette River, and the South Waterfront skyline.
2. *Allow* conflicting structures.

Protected focal feature(s) of the view: Willamette River, Ross Island, South Waterfront skyline

Explanation: Located on an informal path adjacent to the Springwater Corridor trail just north of Ross Island Sand and Gravel's southern location, this view looks across the Willamette River to Ross Island. South Waterfront, the West Hills, the Ross Island Bridge, Tilikum Crossing and a portion of the Downtown skyline are also visible in the background. Though the Springwater Corridor is a major bike commuting route, this informal path is not as highly trafficked. In addition, transient camping makes the viewpoint feel somewhat unsafe. The view from CCSE29 is ranked Group B.

There are two developed viewpoints along this informal path; this is the more northern and includes a bench (the other is CCSE30). The general ESEE recommendation for Group B views without Mt Hood or Mt St Helens as a primary focal feature is to allow conflicting structures and to limit conflicting vegetation within view corridors to primary focal features. That recommendation stands. However, due to the location of this viewpoint along the Springwater Corridor, there is no potential for development to block the view. Staff recommend applying the limit conflicting vegetation decision within a view corridor to Ross Island and the South Waterfront skyline, with the Willamette River below, rather than to the entire panorama (shown in yellow).

CCSE30: SPRINGWATER CORRIDOR – NEAR SE RHONE STREET, SOUTH POINT

Site-Specific ESEE Decision: The ESEE decision is to:

1. *Allow* conflicting structures and vegetation within view corridor to Central City skyline.

Protected focal feature(s) of the view: N/A

Explanation: Located near a stone art installation on an informal path adjacent to the Springwater Corridor trail just north of Ross Island Sand and Gravel's southern location, this view looks down the Willamette River to Ross Island Bridge and the Central City skyline. South Waterfront, the West Hills, Ross Island, and Tilikum Crossing are also visible in the background. Though the Springwater Corridor is a major bike commuting route, this informal path is not as highly trafficked. In addition, transient camping makes the viewpoint feel somewhat unsafe. The view from CCSE30 is ranked Group B.

There are two developed viewpoints along this informal path; this is the more southern and includes artwork (the other is CCSE29). The general ESEE recommendation for Group B views without Mt Hood or Mt St Helens as a primary focal feature is to allow conflicting structures and to limit conflicting vegetation within view corridors to primary focal features. Although the Central City skyline is visible in the distance, the primary view from CCSE30 is of the Holgate Channel and Ross Island, both of which are outside of the Central City boundary. The recommendation is to allow conflicting uses within the view corridor to the Central City skyline. The view of Holgate Channel and Ross Island should be revisited during the Willamette River South Reach update.

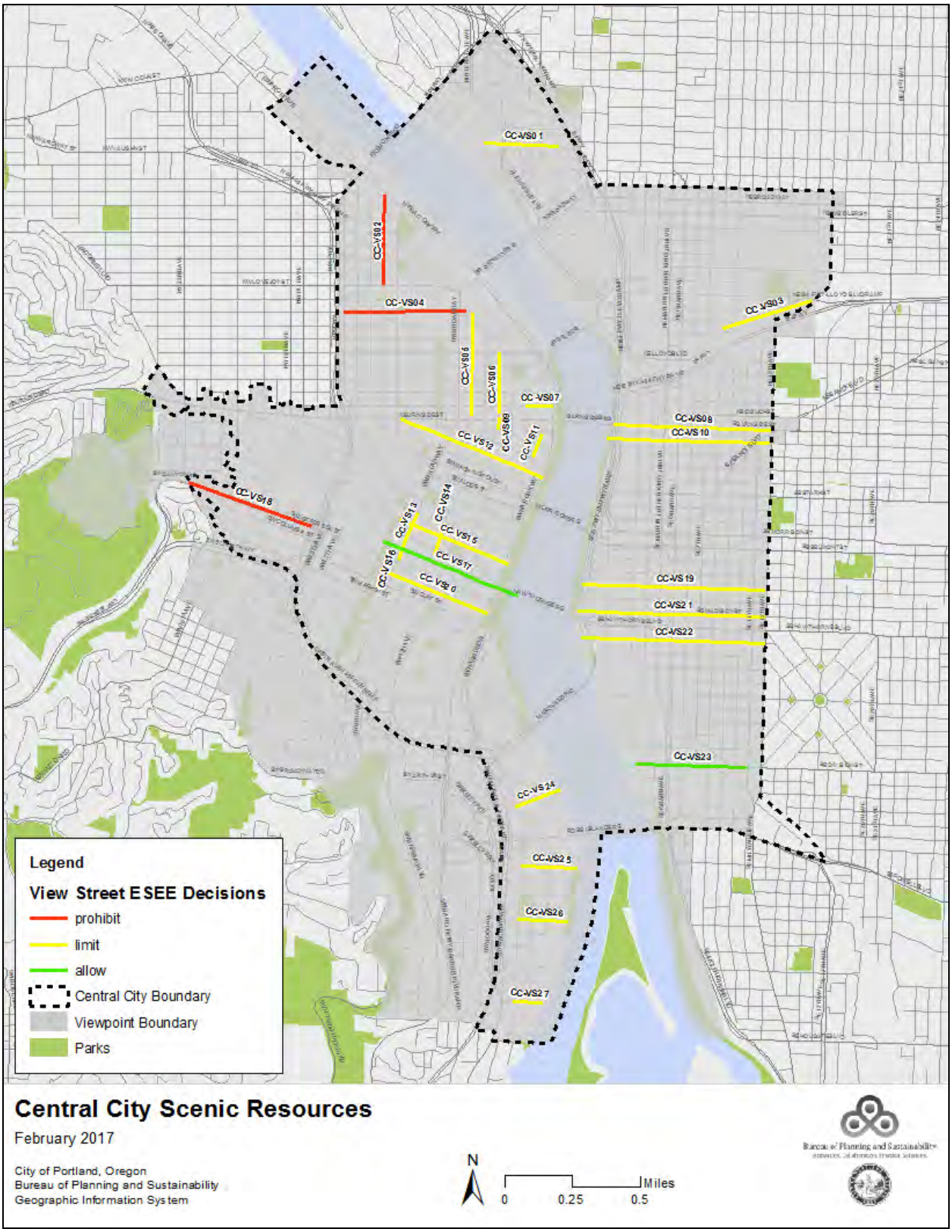
Chapter 6 – Site-Specific ESEE Decisions for View Streets and River Access Ways

Chapter 4 is the general ESEE analysis, which results in recommendations for all categories of scenic resources and conflicting uses. In Chapter 6, the general recommendations are applied to the individual view streets and adjustments or clarifications are made based on the context of the resource in its setting, additional analysis (Appendix A) or guidance from the CC2035 plan. Not every street is included in the site-specific ESEE analysis; for those not included the General ESEE Decision stands.

The general ESEE produced a preliminary recommendation for limiting conflicting uses that would block, partially block, or substantially reduce the air space around the focal terminus. Focal termini that are located down the center of a linear view street or river access way could not be blocked by buildings since the view corridor falls entirely within the public right-of-way. View streets and river access ways that curve, have a focal terminus that is off-center (i.e. not straight down the middle of the right-of-way) or that terminate prior to the focal terminus (i.e., the public right-of-way ends at a park but the focal terminus is on the other side of the park) could be blocked by future development. Thus, these were further assessed using GIS modeling to determine if the heights of future buildings would block, partially block or substantially encroach on views of the focal termini. The next step is to use the results of the GIS modeling to make a final decision for each view street. Map 11 shows the ESEE decisions.

The ESEE Decision for each view is depicted in the following way:

- A red box is drawn around the portion of the view where the prohibit decision is applied
- A yellow box is drawn around the portion of the view where the limit decision is applied
- Outside of the red or yellow box the allow decision is applied
- No box indicates an allow decision for the entire view



Map 11: View Street ESEE Decisions

VS01: N Tillamook Street and One Block East of N Kerby Avenue

ESEE Decision: The ESEE decision is to:

1. *Limit* conflicting structures and vegetation within view corridor to the Fremont Bridge and Forest Park west of N Interstate Avenue.

Protected focal feature(s) of the view: Fremont Bridge, Forest Park

Explanation:
This view street extends west on N Tillamook Street from one block east of N Kerby Avenue. The view terminates at the Fremont Bridge with Forest Park visible in the background. N Tillamook Street is a two-way street. There is a sidewalk on the south side of the street and a partial sidewalk on the north side of the street, but the view is best seen from the middle of the street.

The general ESEE recommendation for a view street is to limit conflicting structures and vegetation that would block, partially block, or substantially reduce the air space around the focal terminus. Currently, much of the Fremont Bridge can be seen. However, only the center of the bridge is in line with the ROW; if buildings were to be built taller along either the north or south sides of N Tillamook Street, the visibility to the Fremont Bridge would shrink significantly and the sides of the arch would no longer be visible. N Tillamook Street slopes down west of N Interstate Avenue. Thus, staff recommend limiting height along the north and south side of N Tillamook Street west of N Interstate Avenue and allowing height east. Should new development go in along N Tillamook Street east of N Interstate that blocks the sides of the Fremont Bridge arch, this view street extent could be shortened to begin at N Interstate Avenue, rather than one block east of N Kerby Avenue.

VS02: NW 12th Avenue and NW Lovejoy Street

ESEE Decision: The ESEE decision is to:

1. *Prohibit* conflicting structures and vegetation within view corridor to the Fremont Bridge.

Protected focal feature(s) of the view: Fremont Bridge

Explanation:
This view street extends north along NW 12th Avenue from NW Lovejoy Street. The view terminates at the Fremont Bridge and captures the section of the bridge where the bridge deck meets the bridge arch. This two-way view street has travel lanes, parking and sidewalks on both sides of the street. The view is best seen from the middle of the street, within the crosswalk.

The general ESEE recommendation for a view street is to limit conflicting structures and vegetation that would block, partially block, or substantially reduce the air space around the focal terminus. Because the architecturally interesting feature of the Fremont Bridge, where the deck meets the arch, is slightly off-center from the middle of the ROW, development along the west side of NW 12th could block or partially block the view of the Fremont Bridge. Therefore, the ESEE recommendation is to prohibit conflicting building heights along NW 12th Avenue to maintain a view of where the deck meets the arch on the Fremont Bridge.

VS04: NW Johnson Street and NW 15th Avenue

ESEE Decision: The ESEE decision is to:

1. *Prohibit* conflicting structures and vegetation within view corridor to the Union Station clock tower.

Protected focal feature(s) of the view: Union Station clock tower

Explanation:
This view street extends east along NW Johnson Street from NW 15th Avenue to the Union Station clock tower. Street trees (primarily during leaf-on) and the post office partially obscure the view. Redevelopment of the post office site will affect this view. This two-way view street does not have separated bike lanes but is a designated Neighborhood Greenway. There are sidewalks on both sides of the street though the clock tower is most visible from the crosswalk, slightly south of center.

The general ESEE recommendation for a view street is to limit conflicting structures and vegetation that would block, partially block, or substantially reduce the air space around the focal terminus. While the clock tower can be seen from the ROW, it sits slightly off center from the middle of the ROW. Thus, it is possible that new development on the north side of SW Johnson Street could block or partially block the view of the clock tower looking east along NW Johnson Street. Therefore, the ESEE decision is to prohibit conflicting building heights along NW Johnson Street to maintain a view of the clock tower from NW Johnson Street and NW 15th Avenue.

VS14: SW 5th Avenue and SW Taylor Street

ESEE Decision: The ESEE decision is to:

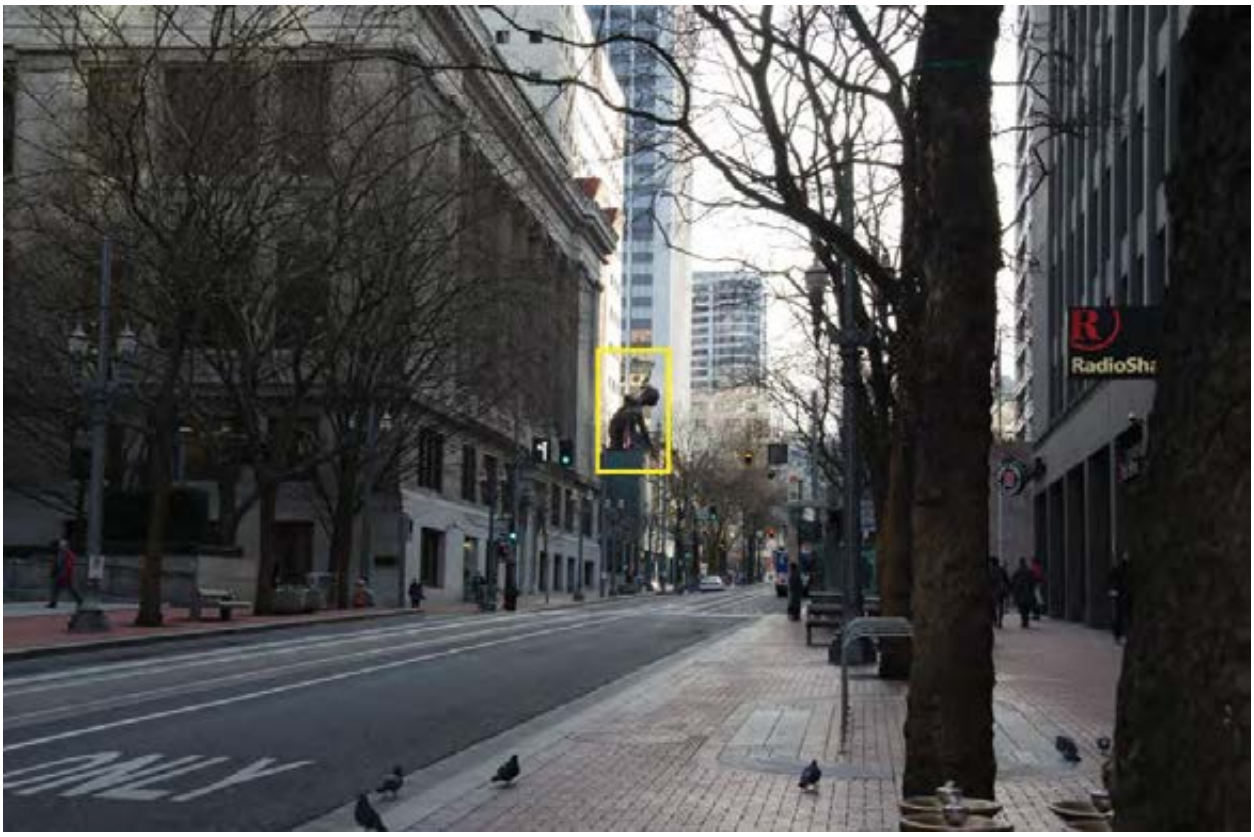
1. *Limit* conflicting vegetation within view corridor to Portlandia statue.
2. *No conflicting structures.*

Protected focal feature(s) of the view: Portlandia statue

Explanation:

This view street extends south down SW 5th Avenue from SW Taylor Street. The view is of the Portlandia statue located above the entrance to the Portland Building on SW 5th Avenue between SW Main Street and SW Madison Street. Portlandia statue is best seen during leaf-off; during leaf-on, street trees almost entirely obscure the statue, even from up close. SW 5th Avenue is part of the Portland Transit Mall. Automobile, bus, and light rail traffic flow one-way toward the statue. There are no designated bike lanes but there are wide sidewalks on both sides of the street.

The general ESEE recommendation for a view street is to limit conflicting structures and vegetation that would block, partially block, or substantially reduce the air space around the focal terminus. Portlandia statue is located on the Portland Building, on the east side of SW 5th Avenue; the view is best from the corner of SW 5th Avenue and SW Taylor Street. The view corridor is entirely within the ROW such that no development could block a view of the statue; however, vegetation partially blocks the statue, particularly during leaf on. Therefore, the ESEE decision is to limit conflicting vegetation located on either side of Portlandia statue to maintain air space around Portlandia statue.



VS16: SW Broadway from SW Taylor Street to SW Jefferson Street: View of Portland Sign

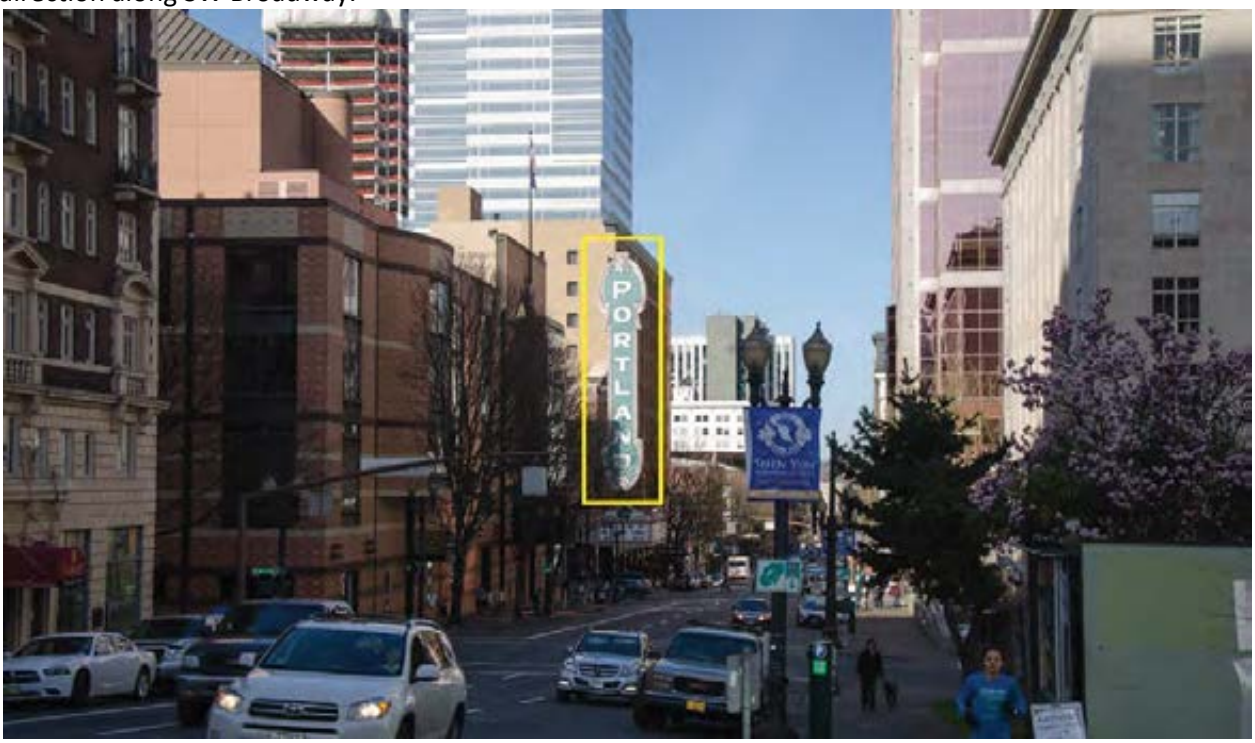
ESEE Decision: The ESEE decision is to:

1. *Limit* conflicting vegetation within view corridor to the "Portland" sign.
2. *No conflicting structures.*

Protected focal feature(s) of the view: "Portland" sign (on Arlene Schnitzer Concert Hall)

Explanation:
This view street extends along SW Broadway from SW Jefferson Street to SW Taylor Street. The view terminus for this view is the Portland sign on the Arlene Schnitzer Concert Hall and is located in the center of the view street extent. The bottom of the sign is obscured by street trees during leaf-on; however, the full extent of the sign is visible during leaf-off. The view looking north from SW Broadway and SW Jefferson Street has a clearer view of the Portland sign but goes against the flow of bicycle and automobile traffic; the view looking south from SW Taylor Street, with the flow of traffic, is more obscured by street trees. Though there are sidewalks on both sides of the street, the full extent of the sign is best seen from the eastern sidewalk.

The general ESEE recommendation for a view street is to limit conflicting structures and vegetation that would block, partially block, or substantially reduce the air space around the focal terminus. The Portland sign is located on the Arlene Schnitzer Concert Hall, on the west side of SW Broadway; the view is best from the corner of SW Broadway and SW Jefferson Street. The view corridor is entirely within the ROW such that no development could block a view of the sign; however, vegetation partially blocks the sign, particularly during leaf on. Furthermore, this section of SW Broadway is part of the Broadway Unique Sign District. Therefore, the ESEE decision is to limit conflicting vegetation located on either side of the Portland sign to maintain a clearer view of the Portland sign from two blocks away in either direction along SW Broadway.



VS17: SW Madison Street and SW Park Avenue

ESEE Decision: The ESEE decision is to:

1. *Allow* conflicting vegetation within view corridor to the Hawthorne Bridge tower.
2. *No conflicting structures.*

Protected focal feature(s) of the view: N/A

Explanation:
This view street extends southeast along SW Madison Street from the plaza and steps by the Art Museum just west of SW Park (9th) Avenue to the Hawthorne Bridge tower. This is a seasonal view street; the tower can only be seen from as far back as SW Park Avenue during leaf-off. During leaf-on, street trees block the view of the tower from this location and the view street only extends back to SW 2nd Avenue. Visibility of the tower aids in wayfinding. Automobile traffic flows toward the bridge tower on this one-way view street. Though there are no designated bike lanes as far back as SW Park Avenue, there is a bike lane beginning at SW 4th Avenue. There are sidewalks on both sides of the street but the tower is best seen from the crosswalk.

The general ESEE recommendation for a view street is to limit conflicting structures and vegetation that would block, partially block, or substantially reduce the air space around the focal terminus. While the bridge tower can be seen down the center of the ROW, approximately eight blocks of street trees completely block the view of the tower during leaf on. Staff do not recommend limiting multiple blocks of street trees to retain a clear view of the tower during leaf-on. However, the tower is visible during leaf-off and will remain as a seasonal view.

VS18: SW Jefferson Street and SW 14th Avenue

ESEE Decision: The ESEE decision is to:

1. *Prohibit* conflicting structures and vegetation within view corridor to the Vista Bridge and West Hills.

Protected focal feature(s) of the view: Vista Bridge, West Hills

Explanation:

This view street offers a view of the Vista Bridge with the West Hills in the background. The view street extends west to the hills along SW Jefferson Street from SW 14th Avenue. Overgrown vegetation and overhead utilities partially obscure the view. There is a designated bike lane and sidewalks on both sides of the street, though the view is best seen from the crosswalk.

The general ESEE recommendation for a view street is to limit conflicting structures and vegetation that would block, partially block, or substantially reduce the air space around the focal terminus. Because SW Jefferson Street curves, the view of the Vista Bridge is not entirely within the right-of-way. Building heights and massing on these tax lots could impact the view. However, redevelopment of sites along Jefferson Street, particularly in close proximity to the light rail station, is also a priority. Protecting the full extent of the existing view would impact the ability of sites to redevelop. Therefore, the ESEE decision is to prohibit conflicting building heights along SW Jefferson Street to maintain a view of the Vista Bridge and West Hills from SW Jefferson Street and SW 14th Avenue (shown in red) but to allow encroachment into the existing view in order to support redevelopment along Jefferson Street.

VS23: SE Division Street and SE 11th Avenue

ESEE Decision: The ESEE decision is to:

1. *No conflicting uses* within view corridor to the West Hills and the middle of Tilikum Crossing.
2. *Allow* conflicting structures and vegetation within view corridor to the Tilikum Crossing north tower.

Protected focal feature(s) of the view: N/A

Explanation:
This view street extends west along SE Division Street from SE 11th Avenue. The termini of the view include the West Hills and Tilikum Crossing. There are many discordant elements that interfere with the view including utility lines, street lights, and street signs. SE Division Street is a two-way street but does not have designated bike lanes. There's parking and sidewalks on both sides of the street.

The general ESEE recommendation for a view street is to limit conflicting structures and vegetation that would block, partially block, or substantially reduce the air space around the focal terminus. The middle of Tilikum Crossing is lined up in the center of the view down SE Division; however, the interesting features of the view are the towers, located to the north and south of center. The south tower is already blocked by large street trees and the north tower could be blocked by development along the north side of SE Division Street or SE Division Place (Note: SE Division curves north a few block west of SE 11th, just east of the train tracks; however, SE Division Place picks up in line with SE Division Street just west of the train tracks so the view corridor continues down that ROW). Staff recommend retaining a line of sight down the ROW to the West Hills, where there are no conflicting uses. The part of Tilikum Crossing where the two towers meet at the bottom in a V-shape will remain visible. Staff do not recommend adding height limits to the north side of SE Division Street and SE Division Place to retain the view to the north Tilikum tower.

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Appendix A: View Corridor Building Height Modeling and Economic Analysis

View corridors that cross the Central City may be impacted by construction of new buildings. In order to protect the views, some maximum building heights could be limited to keep the buildings from entering into the view corridor. However, limiting building heights can have economic impacts.

The purpose of this modeling is to understand the potential impacts of building heights and massing on views from viewpoints that are recommended for a limit or prohibit decision. The economic analysis then takes those results and evaluates the impact of protecting a view on potential development. This chapter does not address impacts on views from vegetation, above-ground utilities, permanent fencing or other conflicting uses – those conflicting uses are addressed in Chapter 4.

Methodology

The following views and viewpoints are evaluated to understand the relationship between the view corridors and allowed building heights:

- Tier I Upland views and Group A River views of Mt Hood, Mt St Helens and bridges
- Tier I Upland views to other primary focal features
- Tier II Upland and Group B River views of Mt Hood and Mt St Helens
- Views unique to a neighborhood
- View Streets where the street is not linear

These views were ranked relatively high in the Central City Scenic Resources Inventory (CCSRI) and the focal features of the views are iconic and part of Portland' imageability.

The exception to the above list of views that were evaluated are view corridors that cross South Waterfront. In 2006, scenic resource protections were updated through the *South Waterfront Urban Design and Development Update Project: Public Views and Visual Permeability Assessment*. The assessment studied the impact of future development in South Waterfront on views from five viewpoints. The result is that applicants for development in South Waterfront must consider views from those five locations when designing buildings. The views are from both the east and west sides of the Willamette River and address both preserving views of Mt Hood from the west side and maintaining visibility to the West Hills from the east side. There are building height and massing restrictions within the South Waterfront zoning code. Because considerable work and public process went into creating the recent rules, view corridors crossing South Waterfront are excluded from this evaluation.

The evaluation is a multi-step process where each step builds on the previous.

<u>Step One – Refining View Corridors</u>
A view corridor is the extent of the view as seen from the viewpoint. For this analysis, the view corridors were refined to better represent the primary focal features identified CCSRI. In order to create a GIS model, four spatial points were set for each of the views and focal features:

1. **Elevation of the viewpoint** – this is the elevation of the land at the viewpoint plus 5ft 6in, which is the average eye level and the height at which the pictures of the view were taken.

2. **Elevation of the focal feature** – this is the lowest elevation that needs to be seen to preserve the view:
    a. **Mt Hood** – elevation 5,000 ft. This is approximately 1,000 ft below the timberline. The timberline is a defining feature and creates the contrast in the mountain. There are two exceptions:
        i. The view from Vista Bridge to Mt Hood is partially blocked by buildings and the timberline is not visible across the entire view. The elevation was adjusted based on the Congress Building and the Mark O. Hatfield Federal Courthouse, which form the bottom of the view of Mt Hood from Vista Bridge. The remaining portion of the view cone, south of the Mark O. Hatfield Federal Courthouse, remains at 1,000 feet below timberline.
        ii. The view from Salmon Springs to Mt Hood is partially blocked by the Interstate-5 ramps and the timberline is not visible. The elevation was adjusted based on the ramps, which form the bottom of the view of Mt Hood from Salmon Springs.
    b. **Mt St Helens** – elevation 3,800 ft. This is approximately 1,000 ft below the timberline. The timberline is a defining feature and creates the contrast in the mountain. There is one exception:
        i. The view from SW Terwilliger Boulevard (SW49) crosses over the recently approved Multnomah County Courthouse location. The view corridor was split into two and the elevation of the sliver that passes over the courthouse was set at the elevation of the proposed courthouse roof (this translates to an elevation on Mt St Helens of approximately 6,500 ft).
    c. **Central City Skyline** – elevation 135 ft for views from the east side and 285 ft for views from the West Hills. The four tallest buildings – US Bancorp Tower, Wells Fargo Center, Park Avenue West Tower and KOIN Center – were used as focal points that represent the Central City skyline.
    d. **Tilikum Crossing Bridge** – elevation 85 ft. This is the approximate elevation of the deck at the center of the bridge.
    e. **Broadway Bridge** – elevation 102 ft. This is the elevation of the deck at the center of the bridge.
    f. **Fremont Bridge** – elevation 225 ft. This is the elevation of the deck at the center of the bridge.
    g. **Hawthorne Bridge** – elevation 50 ft. This is the approximate elevation of the deck at the center of the bridge.
    h. **Vista Bridge** – elevation 215 ft. This elevation was based on The Jefferson Condominiums at 1234 SW 18th as this is the tallest building in the view corridor from SW Jefferson Street and SW 14th Avenue and partially encroaches on a full view of the arch.
3. **The width of the focal features(s)** (two points) – this is how wide the view corridor needs to be to see the full extent of the focal feature(s). This was determined using a mix of digital elevation modeling and aerial photography. There are two spatial points associated with the width. The widths were adjusted based on photographs taken from each viewpoint to represent the actual width of the view.

Using these four spatial points, a view corridor elevation surface was created in GIS emanating from each viewpoint. The view corridor elevation surface represents a continuum of the lowest elevation necessary to preserve the view of a particular focal feature. Some of the view corridors were modified based on existing development. When an existing building is already impeding a view corridor, the view corridor elevation was adjusted above the existing building. This was done because the analysis is

considering the economic impact of preserving existing views, not re-establishing pre-development views.

Step Two – Establishing Allowable Building Heights

This step in the analysis is to compare the impacts of the view corridors on the existing allowed building heights with the proposed allowed building heights in the Central City.

The existing allowed buildable heights were established through previous planning efforts and are set in zoning code Map 510-3, Base Heights. As part of the Central City 2035 Plan there were recommendations through each quadrant that related to height. Those recommendations were used to create a proposed Map 510-3, Base Heights. Although there were changes in the base height proposed, the majority of the base heights in the Central City were retained from the existing Map 510-3.

Both the existing and proposed base heights cover most of the Central City. However, some areas do not have a base height set and rely on the base zone. In order to perform the modeling, assumptions were made and heights assigned in the following geographies:

1. **Central Eastside:** There are two areas in the Central Eastside that have unique building heights.
    a. There are sites that are zoned IG1 with a Comprehensive Plan designation of EX. This means that property owners have the right to request to be rezoned from IG1 to EX. If they asked to be rezoned, the EX comes with a base height limit of 275 feet. Therefore, 275 feet is the base height used for those sites in both the existing and proposed analysis.
    b. The portions of the Central Eastside zoned IG1 do not have base heights. Historically these areas were developed with traditional industrial uses in low-rise buildings (less than five stories). The new Central City 2035 Plan proposes to allow IG1 areas develop with industrial office uses in taller buildings. For this analysis, it is assumed that the typical industrial office building in the Central Eastside will not exceed 90 feet. This is based on 4:1 FAR and 80% lot coverage. The following are exceptions to the assumption:
        i. In the geography known as the *Southern Triangle* there are larger "super" blocks and it would be possible to reconfigure these sites to have tall towers on portions of the site. The Southern Triangle is bound by the railroad to the north and east, SE Powell Boulevard to the south and the Willamette River to the west. A base height of 200 feet is applied to the Southern Triangle.
        ii. There are three blocks bound by SE Taylor Street to the north, SE Madison Street to the south, SE Water Avenue to the east, and the Willamette River Greenway to the west, which are owned by the Portland Development Commission and are referred to as the *ODOT Blocks* (because portions of the blocks are in the Interstate 5 right-of-way and managed by OR Department of Transportation). These blocks are larger than the typical blocks in the Central Eastside and may have taller buildings. A base height of 175 feet is applied to the ODOT Blocks.
2. **Lower Albina:** Most of Lower Albina is zoned for industrial uses and does not have base heights, except where there are previously protected view corridors. Staff chose to use the tallest industrial structures in the subdistrict, the grain elevators, to set a base height of 150 feet across the district.
3. **Pearl District:** Most of the Pearl District has base heights; however, there is a small section of the district with no height restrictions. The area is located along I-405 and NW 15th Avenue, between NW Naito Parkway and NW Lovejoy Street. A base height of 325 feet was applied.

4. **Open Space:** Land zoned open space cannot be developed with tall buildings. Although some structures could be built, the modeling assumes a base height limit of zero feet for OS zoned land in the Central City.

Step Three – Identifying Buildable Lands

As part of the Comprehensive Plan update, the City produced a buildable lands inventory (BLI). Buildable lands are vacant or underutilized sites that are likely to redevelop by 2035. It is understood that non-BLI sites may also redevelop by 2035; however, the BLI models the best assumption of redevelopment within the planning horizon.

In the Central Eastside there are sites zoned IG1 with a Comprehensive Plan designation of EX. This means that property owners have the right to request to be rezoned from IG1 to EX. This change to EX comes with a base height increase to 275 feet. These sites, although current developed, are considered BLI sites because the rezoning increases their potential to redevelop by 2035.

Some of the BLI sites that were identified by the Comprehensive Plan are already redeveloping. For sites that are under construction, have obtained a building permit or have completed land use review, the BLI designation was removed. These sites are treated like other already developed sites in the Central City and had the base height applied.

Step Four – Incorporating Floor to Area Ratio

Base heights and floor-to-area ratio (FAR) work together to create a diversity of building sizes and shapes in the Central City. Applying FAR to sites can restrict building height to something less than the base height. FAR can result in wide podiums and skinny towers, which creates visual permeability between taller buildings.

Staff created a set of rules regarding site size and FAR to determine which BLI sites would not be able to achieve existing base heights set in Step 2. The rules, called building typologies, are detailed in Attachment 1 of this document. For each BLI site that is a typical city block (200 feet by 200 feet) or smaller, the rules were applied.

- If the resulting built height was less than the base height, the FAR-restricted height was used in the modeling instead of base height.
- For BLI sites located in the Central Eastside or Lower Albina, where an assumed base height was applied, if the FAR-restricted height was higher than the assumed base height, the taller FAR-restricted height was used.
- For BLI sites larger than a typical city block or irregular sites, the base height was used except in the Southern Triangle of the Central Eastside.
- For the Southern Triangle, a FAR of 3:1 was used rather than the base height. This FAR applies to entire sites, but it is not known if portions of sites would be taller and other portions shorter. Therefore, the 3:1 FAR was applied to entire sites, not just the portion of the site located within the view corridor. This is a conservative approach that attempts to recognize that a reduction in height on any portion of the site will have an economic impact on the entire site.

In the Central City, there are provisions that allow bonuses and transfers of FAR. Developers can acquire bonus FAR, above the entitled FAR, if they include a public benefit in the building. The benefits are listed in the zoning code. For example, if the developer includes a day care in the building, they can acquire addition FAR and build a taller building. The code also allows the transfer of unused FAR from one site to another. For example, if there is available FAR on a historic building site, in order to help preserve that historic building, the FAR can be transferred to another site. While these bonuses and transfers are

expected, it is not known when or where they will occur. Therefore, neither bonuses nor FARs transfer were not included in this analysis.

Step Five – Determining BLI Building Height Conflicts

The GIS model maps the view corridors and the base height or FAR-restricted heights. All BLI sites that have a view corridor where the surface elevation intersects with a base height or FAR-restricted height were identified to be carried forward to Step 6. The difference between the view corridor surface elevation and the total base or FAR-restricted height was determined. For example, if the view corridor crosses through a BLI site at elevation 250ft and the base height of the site is 300ft, then there is 50ft of potential building height that exceeds the view corridor and would block or partially block the view. Figure 1 shows a representation of the modeling.

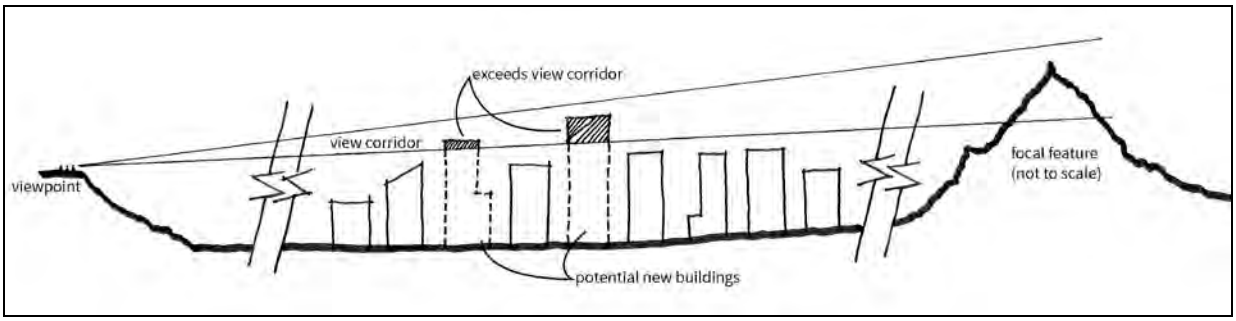

Figure 1: Example of BLI Building Height Conflicts

The results of this step were used in step 6 to estimate the economic impacts of protecting a view corridor.

Step 6 – Analyzing Economic Impacts

The economic analysis focused on the BLI sites that have an identified conflict with a view corridor. The BLI sites include both vacant and underutilized sites and represent the best assumption of redevelopment by 2035. In order to understand the economic impacts of protecting or not protecting the view corridors, the following analysis was run:

1. Translate the difference between the base height or FAR-restricted height and the view corridor surface elevation into building stories. It was assumed that residential buildings have a 14 foot tall ground-floor story and 10 foot tall stories above that and commercial buildings have 14 foot tall stories. For buildings in the Central Eastside District, it was assumed that all floors would be 15ft tall, which reflects the current building typology being constructed within the district. Applying these assumptions allowed staff to determine how many stories would not be allowed if the height restrictions were put in place.
2. Assume a building lot coverage for each site. A GIS analysis was run to determine the average lot coverage within each district (see Table 1). For the area known as the Southern Triangle (bound by the railroad to the north and east, SE Powell Boulevard to the south and the Willamette River to the west), which is comprised of large sites, an estimate of 80% lot covered was assumed.
3. Reflect what could likely be built on a BLI site. All “irregularly-shaped” BLI lots, BLI lots less than 10,000 sq ft, and BLI lots greater than 51,600 sq ft used maximum height. For the economic analysis, BLI lots less than 14,910 were all considered part of the 10,000 sq ft typology and BLI lots greater than 51,600 were given custom typologies.
4. Assign a dollar and jobs per square foot value to sites. For the Central City the assumed average is $36 per square foot and 128 jobs per square acre.

Table 1. Average Building Lot Coverage, by district

District/Area	Average Building Lot Coverage*
Lower Albina	66%
Lloyd	60%
Central Eastside	47-70%
Southern Triangle	80%
Pearl	85%
Old Town/Chinatown	88%
Goose Hollow	66-73%
West End	77-93%
Downtown	81-92%
South Downtown/University	56-65%

*Average building coverage is based on existing conditions (2015)

The results are the reduction of potential future development measured in both dollars and jobs. These were added together to give the economic impact on potential future development within the view corridor.

Results

The analysis described above produced two results that inform the ESEE decisions.

The first results are the economic impacts of protecting views with a conflict with a BLI site. The amount of conflict was translated into a reduction of development value and reduction of job capacity if the view were to be fully protected. Table 2 summarizes those results. Where there are multiple focal features within one view corridor, only the focal feature that has conflicts with base height or FAR-restricted height is listed.

In some situations the proposed building heights necessary to protect the views are actually taller than the existing base heights. This means that base heights could be increased. The analysis for these views instead considered the impacts of the view corridor on the potential of not continuing to protect the view. For example, there is a view looking west along the Interstate 84 right of way that is a view of the Central City Skyline. The viewpoint is proposed to be relocated to a yet-to-be-constructed bicycle and pedestrian overpass. The economic analysis used the existing base heights, which include limited building heights to protect the view, and a proposed base height if the view were no longer to be protected.

Table 2 includes describes the economic impacts if the view were to be fully protected. For views with existing protections the base heights may be adjusted. For views with no protections, new base height limits could be applied.

Table 2: Economic Impacts of Protecting Views

			Existing Heights (base + FAR-restricted heights)			Proposed Heights (base + FAR-restricted heights)		
VP	**Location**	**Focal Features**	**Square Feet of Conflict within View Corridor [1]**	**Reduction in Development Value within View Corridor [2]**	**Reduction in Job Capacity within View Corridor [2]**	**Square Feet of Conflict within View Corridor [1]**	**Reduction in Development Value within View Corridor [2]**	**Reduction in Job Capacity within View Corridor [2]**
Views Proposed for Protection								
N04	*Lillis Albina Park*	*Central City*				60,000 [3]	$2,160,000 [3]	300 [3]
NE01	*I-84 Overpass (bike/ped)*	*Central City*				451,455 [3]	$16,252,380 [3]	2,261[3]
SW02	*Washington Park - Lewis and Clark Monument*	*Mt Hood*						
SW04	*Rose Garden - Telescopes*	*Mt Hood*						
View Street	*Jefferson St Overpass*	*Vista Bridge*				20,846 [3]	$750,445 [3]	105 [3]
SW15	*Vista Bridge*	*Mt Hood*						
SW16	*SW Vista Ave*	*Mt St Helens*						
SW17a	Salmon Springs	Mt Hood	416,715	$15,001,740	2,085	432,915	$15,584,940	2,166
SW24	*Upper Hall*	Mt St Helens Mt Adams						
SW31	*SW Cardinell*	*Mt St Helens*						
SW46	**Tilikum Crossing - West**	**Mt Hood**	294,828	$10,613,808	1,476	218,168	$7,854,048	1,093
SW49	*SW Terwilliger Blvd*	*Mt St Helens*						
SW50	*SW Terwilliger Blvd*	*Mt St Helens*						
SW55	*OHSU Viewing Platform*	*Mt Hood Mt St Helens*						
SW56	**OHSU Tram - North**	**Mt Hood Mt St Helens**						
SW61	**OHSU Tram - South**	**Mt Hood Mt St Helens**						
SW64	*SW Terwilliger Blvd*	*Mt St Helens*						

			Existing Heights (base + FAR-restricted heights)			Proposed Heights (base + FAR-restricted heights)		
VP	**Location**	**Focal Features**	**Square Feet of Conflict within View Corridor [1]**	**Reduction in Development Value within View Corridor [2]**	**Reduction in Job Capacity within View Corridor [2]**	**Square Feet of Conflict within View Corridor [1]**	**Reduction in Development Value within View Corridor [2]**	**Reduction in Job Capacity within View Corridor [2]**
Views Evaluated for Comparison (NOT proposed for protection)								
NW14	Broadway Bridge	Mt Hood	2,607,772	$93,879,792	13,044	2,607,772	$93,879,792	13,044
SE07	**Morrison Bridge**	**Mt Hood**	437,537	$15,751,332	2,192	437,537	$15,751,332	2,192
SE21	**Tilikum Crossing - East**	**Mt Hood**	223,000	$8,028,000	1,115	223,000	$8,028,000	1,115
SW01	Greenway Trail at SW Ankeny	Mt Hood	966,497	$34,792,812	4,837	986,467	$35,512,812	4,937
SW11	Greenway Trail at SW Morrison	Mt Hood	886,694	$31,920,984	4,436	838,994	$30,203,784	4,197
SW13	*SW Vista Ave*	*Mt St Helens*						
SW26	Hawthorne Bridge	Mt Hood	700,441	$25,214,796	3,506	743,279	$26,758,044	3,720
SW34	**Lovejoy Fountain**	**Mt Hood**	174,000	$6,264,000	870	174,000	$6,264,000	870
SW33	*SW Rivington Dr*	*Mt Hood*						
SW36	**Greenway Trail - Montgomery St Gardents**	**Mt Hood**	1,141,098	$41,079,528	5,709	981,598	$35,337,528	4,912
SW38	Greenway Trail - Pedestrian Trail	Mt Hood	1,192,198	$42,919,128	5,965	1,026,698	$36,961,128	5,138

BOLD text = New view and viewpoint

Italicized text = Existing view with existing protections in the form of building height limits. The proposal may alter the protections.

Regular text = Existing viewpoint but the view is not currently protected by limiting building heights.

[1] If a view corridor crosses any portion of a BLI site, the entire BLI site is treated as if it were within the view corridor.

[2] Assumes $36/sq ft and 1 job/200 sq ft.

[3] The proposed heights are taller than existing base heights. For these views, the proposed heights are compared against not continuing to protect the view.

Attachment 1: Building Typologies

Base heights and floor-to-area ratio (FAR) work together to create a diversity of building sizes and shapes in the Central City. Applying FAR to sites can restrict building height to something less than the base height. FAR can result in wide podiums and skinny towers, which creates visual permeability between taller buildings. Staff created a set of rules regarding site size and FAR to determine which BLI sites would not be able to achieve existing base heights.

Calculation Parameters:

Podium: 3 stories
Tower Footprint (Residential): 10,000 sf
Tower Footprint (Commercial): 20,000 sf
Floor to Ceiling height: Ground Floor – 14'
Upper Floors (Residential) – 10'
Upper Floors (Commercial) - 14'
Incorporate Bonus 3:1 FAR whenever allowed
Assumption that developer will develop on the entire parcel.

Full Block Parcels (Residential)

40,000 sf @ 15:1 = 600,000 buildable sf
40,000 sf x 3 fl = 120,000 sf
10,000 sf x 48 fl = 480,000 sf
51 floors = 514'

40,000 sf @ 12:1 = 480,000 buildable sf
40,000 sf x 3 fl = 120,000 sf
10,000 sf x 36 fl = 360,000 sf
39 floors = 394'

40,000 sf @ 9:1 = 360,000 buildable sf
40,000 sf x 3 fl = 120,000 sf
10,000 sf x 24 fl = 240,000 sf
27 floors = 274'

40,000 sf @ 8:1 = 320,000 buildable sf
40,000 sf x 3 fl = 120,000 sf
10,000 sf x 20 fl = 200,000 sf
23 floors = 234'

40,000 sf @ 6:1 = 240,000 buildable sf
40,000 sf x 3 fl = 120,000 sf
10,000 sf x 12 fl = 120,000 sf
15 floors = 154'

40,000 sf @ 5:1 = 200,000 buildable sf
40,000 sf x 3 fl = 120,000 sf
10,000 sf x 8 fl = 80,000 sf

11 floors = 114’

40,000 sf @ 4:1 = 160,000 buildable sf
40,000 sf x 3 fl = 120,000 sf
10,000 sf x 4 fl = 40,000 sf

7 floors = 74’

40,000 sf @ 3:1 = 120,000 buildable sf
40,000 sf x 3 fl = 120,000 sf

3 floors = 34’

40,000 sf @ 2:1 = 80,000 buildable sf
40,000 sf x 2 fl = 80,000 sf

2 floors = 24’

Full Block Parcels (Commercial)

40,000 sf @ 15: 1 = 600,000 buildable sf
40,000 sf x 3 fl = 120,000 sf
20,000 sf x 24 fl = 480,000 sf

27 floors = 378’

40,000 sf @ 12:1 = 480,000 buildable sf
40,000 sf x 3 fl = 120,000 sf
20,000 sf x 18 fl = 360,000 sf

21 floors = 294’

40,000 sf @ 9:1 = 360,000 buildable sf
40,000 sf x 3 fl = 120,000 sf
20,000 sf x 12 fl = 240,000 sf

15 floors = 210’

40,000 sf @ 8:1 = 320,000 buildable sf
40,000 sf x 3 fl = 120,000 sf
20,000 sf x 10 fl = 200,000 sf

13 floors = 182’

40,000 sf @ 6:1 = 240,000 buildable sf
40,000 sf x 3 fl = 120,000 sf
20,000 sf x 6 fl = 120,000 sf

9 floors = 126’

40,000 sf @ 5:1 = 200,000 buildable sf
40,000 sf x 3 fl = 120,000 sf
20,000 sf x 4 fl = 80,000 sf

7 floors = 98’

40,000 sf @ 4:1 = 160,000 buildable sf
40,000 sf x 3 fl = 120,000 sf
20,000 sf x 2 fl = 40,000 sf

5 floors = 70’

40,000 sf @ 3:1 = 120,000 buildable sf
40,000 sf x 3 fl = 120,000 sf

3 floors = 42’

40,000 sf @ 2:1 = 80,000 buildable sf
40,000 x 2 fl = 80,000 sf

2 floors = 28’

Residential

30,000 sf @ 15:1 = 450,000 buildable sf
30,000 sf x 3 fl = 90,000 sf
10,000 sf x 36 fl = 360,000 sf

39 floors = 394’

30,000 @ 12:1 = 360,000 buildable sf
30,000 sf x 3 fl = 90,000 sf
10,000 sf x 27 fl = 270,000 sf

30 floors = 304’

30,000 sf @ 9:1 = 270,000 buildable sf
30,000 sf x 3 fl = 90,000 sf
10,000 sf x 18 fl = 180,000 sf

21 floors = 214’

30,000 sf @ 8:1 = 240,000 buildable sf
30,000 sf x 3 fl = 90,000 sf
10,000 sf x 15 fl = 150,000 sf

18 floors = 184’

30,000 sf @ 6:1 = 180,000 buildable sf
30,000 sf x 3 fl = 90,000 sf
10,000 sf x 9 fl = 90,000 sf

12 floors = 124’
30,000 sf @ 5:1 = 150,000 buildable sf
30,000 sf x 3 fl = 90,000 sf
10,000 sf x 6 fl = 60,000 sf

9 floors = 94’

30,000 sf @ 4:1 = 120,000 buildable sf
30,000 sf x 3 fl = 90,000 sf
10,000 sf x 3 fl = 30,000 sf

6 floors = 64’

30,000 sf @ 3:1 = 90,000 buildable sf
30,000 sf x 3 fl = 90,000 sf

3 floors = 34’

30,000 sf @ 2:1 = 60,000 buildable sf
30,000 sf x 2 fl = 60,000 sf

2 floors = 24’

Commercial

30,000 sf @ 15:1 = 450,000 buildable sf
30,000 sf x 3 fl = 90,000 sf
20,000 sf x 18 fl = 360,000 sf

21 floors = 294’

30,000 @ 12:1 = 360,000 buildable sf
30,000 sf x 3 fl = 90,000 sf
20,000 sf x 13 fl = 260,000 sf

20 floors = 280’

30,000 sf @ 9:1 = 270,000 buildable sf
30,000 sf x 3 fl = 90,000 sf
20,000 sf x 9 fl = 180,000 sf

12 floors = 168’

30,000 sf @ 8:1 = 240,000 buildable sf
30,000 sf x 3 fl = 90,000 sf
20,000 sf x 7 fl = 140,000 sf

10 floors = 140’

30,000 sf @ 6:1 = 180,000 buildable sf
30,000 sf x 3 fl = 90,000 sf
20,000 sf x 4 fl = 80,000 sf

7 floors = 98’

30,000 sf @ 5:1 = 150,000 buildable sf
30,000 sf x 3 fl = 90,000 sf
20,000 sf x 3 fl = 60,000 sf

6 floors = 84’

30,000 sf @ 4:1 = 120,000 buildable sf
30,000 sf x 3 fl = 90,000 sf
20,000 sf x 1 fl = 20,000 sf

4 floors = 56’

30,000 sf @ 3:1 = 90,000 buildable sf
30,000 sf x 3 fl = 90,000 sf

3 floors = 42’

30,000 sf @ 2:1 = 60,000 buildable sf
30,000 sf x 2 fl = 60,000 sf

2 floors = 28’

Half Block Parcels (Residential)

20,000 sf @ 15: 1 = 300,000 buildable sf
20,000 sf x 3 fl = 60,000 sf
10,000 sf x 24 fl = 240,000 sf

27 floors = 274’

20,000 sf @ 12:1 = 240,000 buildable sf
20,000 sf x 3 fl = 60,000 sf
10,000 sf x 18 fl = 180,000 sf

21 floors = 214’

20,000 sf @ 9:1 = 180,000 buildable sf
20,000 sf x 3 fl = 60,000 sf
10,000 sf x 12 fl = 120,000 sf

15 floors = 154’

20,000 sf @ 8:1 = 160,000 buildable sf
20,000 sf x 3 fl = 60,000 sf
10,000 sf x 10 fl = 100,000 sf

13 floors = 134’

20,000 sf @ 6:1 = 120,000 buildable sf
20,000 sf x 3 fl = 60,000 sf
10,000 sf x 6 fl = 60,000 sf

9 floors = 94’

20,000 sf @ 5:1 = 100,000 buildable sf
20,000 sf x 3 fl = 60,000 sf
10,000 sf x 4 fl = 40,000 sf

7 floors = 74’

20,000 sf @ 4:1 = 80,000 buildable sf
20,000 sf x 3 fl = 60,000 sf
10,000 sf x 2 fl = 20,000 sf

5 floors = 54’

20,000 sf @ 3:1 = 60,000 buildable sf
20,000 sf x 3 fl. = 60,000 sf

3 floors = 34’

20,000 sf @ 2:1 = 40,000 buildable sf
20,000 sf x 2 fl = 40,000 sf

2 floors = 24’

Half Block Parcels (Commercial)

20,000 sf @ 15: 1 = 300,000 buildable sf
20,000 sf x 15 fl = 300,000 sf

15 floors = 210’

20,000 sf @ 12:1 = 240,000 buildable sf
20,000 sf x 12 fl = 240,000 sf

12 floors = 168’

20,000 sf @ 9:1 = 180,000 buildable sf
20,000 sf x 9 fl = 180,000 sf

9 floors = 126’

20,000 sf @ 8:1 = 160,000 buildable sf
20,000 sf x 8 fl = 160,000 sf

8 floors = 112’

20,000 sf @ 6:1 = 120,000 buildable sf
20,000 sf x 6 fl = 120,000 sf

6 floors = 84’

20,000 sf @ 5:1 = 100,000 buildable sf
20,000 sf x 5 fl = 100,000 sf

5 floors = 70’

20,000 sf @ 4:1 = 80,000 buildable sf
20,000 sf x 4 fl = 80,000 sf

4 floors = 56’

20,000 sf @ 3:1 = 60,000 buildable sf
20,000 sf x 3 fl = 60,000 sf

3 floors = 42’

20,000 sf @ 2:1 = 40,000 buildable sf
20,000 sf x 2 fl = 40,000 sf

2 floors = 28’

Residential

15,000 sf @ 15:1 = 225,000 buildable sf
15,000 sf x 3 fl = 45,000 sf
10,000 sf x 18 fl = 180,000 sf

21 floors = 214’

15,000 sf @ 12:1 = 180,000 buildable sf
15,000 sf x 3 fl = 45,000 sf
10,000 sf x 13 fl = 130,000 sf

16 floors = 164’

15,000 sf @ 9:1 = 135,000 buildable sf
15,000 sf x 3 fl = 45,000 sf
10,000 sf x 9 fl = 90,000 sf

12 floors = 124’

15,000 sf @ 8:1 = 120,000 buildable sf
15,000 sf x 3 fl = 45,000 sf
10,000 sf x 7 fl = 70,000 sf

10 floors = 104’

15,000 sf @ 6:1 = 90,000 buildable sf
15,000 sf x 3 fl = 45,000 sf
10,000 sf x 4 fl = 40,000 sf

7 floors = 74’

15,000 sf @ 5:1 = 75,000 buildable sf
15,000 sf x 3 fl = 45,000 sf
10,000 sf x 3 fl = 30,000 sf

6 floors = 64’

15,000 sf @ 4:1 = 60,000 buildable sf
15,000 sf x 3 fl = 45,000 sf
10,000 sf x 1 fl = 10,000 sf

4 floors = 44’

15,000 sf @ 3:1 = 45,000 buildable sf
15,000 sf x 3 fl = 45,000 sf

3 floors = 34’

15,000 sf @ 2:1 = 30,000 buildable sf
15,000 sf x 2 fl = 30,000 sf

2 floors = 24’

Commercial

15,000 sf @ 15:1 = 225,000 buildable sf
15,000 sf x 15 fl = 225,000 sf

15 floors = 210’

15,000 sf @ 12:1 = 180,000 buildable sf
15,000 sf x 12 fl = 180,000 sf

12 floors = 168’

15,000 sf @ 9:1 = 135,000 buildable sf
15,000 sf x 9 fl = 135,000 sf

9 floors = 126’

15,000 sf @ 8:1 = 120,000 buildable sf
15,000 sf x 8 fl = 120,000 sf

8 floors = 112’

15,000 sf @ 6:1 = 90,000 buildable sf
15,000 sf x 6 fl = 90,000 sf

6 floors = 84’

15,000 sf @ 5:1 = 75,000 buildable sf
15,000 sf x 5 fl = 75,000 sf

5 floors = 70’

15,000 sf @ 4:1 = 60,000 buildable sf
15,000 sf x 4 fl = 60,000 sf

4 floors = 56’

15,000 sf @ 3:1 = 45,000 buildable sf
15,000 sf x 3 fl = 45,000 sf

3 floors = 42’

15,000 sf @ 2:1 = 30,000 buildable sf
15,000 sf x 2 fl = 30,000 sf

2 floors = 28’

Quarter Block Parcels (Residential)

10,000 sf @ 15: 1 = 150,000 buildable sf
10,000 sf x 15 fl = 150,000 sf

15 floors = 154’

10,000 sf @ 12:1 = 120,000 buildable sf
10,000 sf x 12 fl = 120,000 sf

12 floors = 124’

10,000 sf @ 9:1 = 90,000 buildable sf
10,000 sf x 9 fl = 90,000 sf

9 floors = 94’

10,000 sf @ 8:1 = 80,000 buildable sf
10,000 sf x 8 fl = 80,000 sf

8 floors = 84’

10,000 sf @ 6:1 = 60,000 buildable sf
10,000 sf x 6 fl = 60,000 sf

6 floors = 64’

10,000 sf @ 5:1 = 50,000 buildable sf
10,000 sf x 5 fl = 50,000 sf

5 floors = 54’

10,000 sf @ 4:1 = 40,000 buildable sf
10,000 sf x 4 fl = 40,000 sf

4 floors = 44’

10,000 sf @ 3:1 = 30,000 buildable sf
10,000 sf x 3 fl = 30,000 sf
3 floors = 34’

10,000 sf @ 2:1 = 20,000 buildable sf
10,000 sf x 2 fl = 20,000 sf
2 floors = 24’

Quarter Block Parcels (Commercial)

10,000 sf @ 15: 1 = 150,000 buildable sf
10,000 sf x 15 fl = 150,000 sf
15 floors = 210’

10,000 sf @ 12:1 = 120,000 buildable sf
10,000 sf x 12 fl = 120,000 sf
12 floors = 168’

10,000 sf @ 9:1 = 90,000 buildable sf
10,000 sf x 9 fl = 90,000 sf
9 floors = 126’

10,000 sf @ 8:1 = 80,000 buildable sf
10,000 sf x 8 fl = 80,000 sf
8 floors = 112’

10,000 sf @ 6:1 = 60,000 buildable sf
10,000 sf x 6 fl = 60,000 sf
6 floors = 84’

10,000 sf @ 5:1 = 50,000 buildable sf
10,000 sf x 5 fl = 50,000 sf
5 floors = 70’

10,000 sf @ 4:1 = 40,000 buildable sf
10,000 sf x 4 fl = 40,000 sf
4 floors = 56’

10,000 sf @ 3:1 = 30,000 buildable sf
10,000 sf x 3 fl = 30,000 sf
3 floors = 42’

10,000 sf @ 2:1 = 20,000 buildable sf
10,000 sf x 2 fl = 20,000 sf
2 floors = 28’

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