Central City 2035
City Council Remand and Re-Adoption

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Aug. 2017 to June 2018, City Council held 12 public hearings and work sessions on CC2035.

1. Goals and Policies
2. Zoning Code and Map
3. Transportation System Plan
4. Scenic Resources Protection Plan
5. Willamette River Protection Plan
6. Background Materials
7. Public Involvement
Central City 2035:

Today: Re-adopt CC2035 and address LUBA remand on Comp. Plan Policy 4.48:

"... Encourage development that fills in vacant and underutilized gaps within the established urban fabric, while preserving and complementing historic resources."
Elements Shaping the Urban Fabric

Architecture & Massing
- Architectural Style
- Massing and Height
- Design Details
- Exterior Materials

Different character
Skyline variation
Accents & features
Brick, steel, glass, wood

Building Program
- Construction Type
- Building Use

Masonry v. steel girder
Residential v. office

Pedestrian Realm
- Street Design
- Ground Floor Activity
- Block Pattern

Alignment, width, furnishings
Street Wall, activity, comfort and safety
Length & width
New Chinatown/Japantown: Urban Fabric

Historic Structures

Architectural Style

Italianate

20th Century Commercial

Moderne
New Chinatown/Japantown: Max Height Allowances

Existing

- Historic District
- Lan Su Classical Chinese Garden
- Block 33

Proposed

- 200’
- 325’
- 200’
- 125’
- 75’
CC2035 Strategies - Preservation

1. Add new historic guidelines.
2. Keep Demo Review and Historic Review’s ability to adjust height.
3. Reduce height limits on four blocks (425 to 200 feet).
4. Add shadow analysis for Lan Su Classical Chinese Garden
CC2035 Strategies - Infill Development

1. Do not reduce FAR and keep IH bonus and historic transfer.
2. Restore urban form: street wall, pedestrian realm, active frontage.
3. Add housing density at transit station.
4. Eliminate vacant/underutilized parcels and surface parking.
5. Support the district’s economic and social vitality.
CC2035 Next Steps

July 2   City Council Work Session and Vote on Amended Findings

July 8 or 9   Second Reading/Final Vote

August   Re-adopted CC2035 Plan goes into Effect