

## List of Amendments in the Amendments Report

### CC2035 Recommended Draft

January 9, 2018

The purpose of the January 18, 2018 public hearing is for City Council to hear testimony on the following list of amendments. These are amendments that were inspired by public testimony on September 7, 14 and 20, 2017 and that they moved and seconded during their deliberations on October 18, November 29 and December 8, 2017.

After the hearing on January 18, City Council will consider the public testimony and come back on March 8 to deliberate and vote on which amendments to include in the final CC2035. Items that are in the Amendments Report and amendments that are moved and seconded at the beginning of the January 18 hearing, will be voted on at the March 8 City Council meeting.

**Please begin any oral or written testimony with a reference to the applicable amendment below** (e.g., Volume 2A1, Amendment 9). Oral testimony will likely be limited to two minutes per person.

#### Volume 1: Goals and Policies

Minor Amendments	Page #
1. Add flexible building design policy	6
2. Add multimodal access policy	6
3. CC2035 and Comprehensive Plan glossaries	7
4. Revise Urban Design policy 5.GH-2 (Goose Hollow)	7
5. Revise Urban Design Policy 5.19	8

#### Volume 2A, Part 1: Central City Plan District

Major Amendments	Page #
1. Increase Retail Sales And Service maximum building square footage allowance and allow hotel uses	11
2. Volunteers of America (VOA)	12
3. Increase bonus FAR earned for fee-in-lieu for projects that don't trigger IH provisions	13
4. Expand transfers within a subdistrict	14
5. Allow FAR transfers from Open Space (OS) zone	18
6. South Waterfront maximum building height within 150' of the top of bank	19
7. Riverplace bonus height	24
8. Bird-safe window standard	29
9. Ecoroof requirement	30

10. Riverplace special tower orientation standards	32
11. Exterior lighting standard	11
12. Improve the Central City Master Plan and add Riverplace as a master plan site	35
13. Parking structures	52
14. OHSU parking	52
15. Height and FAR at Big Pink, Wells Fargo and Pac West	53
16. Height at Morrison Bridgehead	58
17. Height at Roseland Theater	60
18. New Chinatown/Japantown height	62
19. Height in Old Town/Chinatown (outside historic district)	64
20. View of Mt. Hood from Salmon Springs	66
21. SW Jefferson Street and SW 14 <sup>th</sup> Avenue: View of Vista Bridge and West Hills	68
22. View of Central City Skyline from I-84 overpass	70
23. CC-SW61: View of Mt. Saint Helens from Terwilliger Boulevard	72
24. Rezone T1 South Pier to Commercial	74
<b>Minor Amendments</b>	<b>Page #</b>
25. Delete references to specific zones and clarify river setback language in the FAR bonus regulations	76
26. Clarify the time period within which previously transferred floor area may be used	77
27. Increase allowed parapet and railing height	78
28. Simplify shadow study requirements	78
29. North Pearl height code structural revision	79
30. Apply setback along full length of W Burnside street lot lines	79
31. Ground floor windows clarification for major remodels	80
32. Remove parking garage exemption from ground floor window requirements	81
33. Exempt City of Portland streets from design review	81
34. Remove landscape option for parking garages on street facing façade	82
35. Surface parking in the Central Eastside	82
36. Parking and loading access on SW 1 <sup>st</sup> Avenue	83
37. Expand active use requirement in the Pearl District	84
38. Extend Pearl Special Building Height Corridor	86
39. Lloyd District height correction	88
40. Goose Hollow height correction	90
41. Exempt Central City master plan areas from superblock regulations	92
42. Replace Map 580-2 to retain eligibility for affordable housing bonuses in a portion of the South Auditorium Plan District	92

## Volume 2A, Part 2: Willamette River and Trails

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1. Mapped Top of Bank	98
2. Historic Buildings in the River Setback	103

3. Exterior Lighting Standard	104
4. Resource Enhancement Standards	105
5. Dredging in the Willamette River and Other Waterbodies	106
6. Measuring Top of Bank	108
7. Environmental Overlay Zones at the Japanese Garden	111
<b>MINOR Amendments</b>	<b>Page #</b>
8. Removal of Structures and Debris	114
9. Removal or Remediation of Hazardous Substances	114
10. River Setback Landscaping	115
11. Tree Removal or Pruning of Vegetation	116
12. Mitigation Standard	118
13. Temporary Floating Structures	119
14. River Review	120
15. Typographic and Technical Corrections	121

### Volume 2A, Part 3: Environmental and Scenic

<b>Amendments</b>	<b>Page #</b>
1. View corridor at Broadmoor Golf Course	124
2. Scenic Resources Overlay Zone	127
3. Dredging in the Willamette River and other waterbodies	148

### Volume 2B: Transportation System Plan (TSP)

<b>Major Amendments</b>	<b>Page #</b>
1. OMSI Water Ave. Relocation	152
2. TSP Project List – I5 / Rose Quarter Interchange Project	152
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3. Emergency Response Classifications	153
4. Bicycle Classifications	153
5. Street Classifications	153
6. TSP Project List: Sullivan’s Gulch Trail	154
7. TSP Project List: South Waterfront – SW Bond Ave.	154
8. TSP Project List: Naito Parkway	155
9. TSP Project List: Neighborhood Greenway Projects	155

### Volume 3A, Parts 1 – 3: Scenic Resources Protection Plan

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1. CC-SW07: View of Mt. Hood from Japanese Garden (C5)	180
2. CC-SW17: View of Mt. Hood Salmon Springs (C4)	182
3. CC-NE01: View of Central City skyline from I-84 overpass (C1)	192
4. SW Jefferson Street and SW 14 <sup>th</sup> Avenue: View of Vista Bridge (C3)	195
5. CC-SW61: View of Mt. St. Helens from Terwilliger Boulevard (B5)	195

## Volume 5A: Performance Targets and Action Plans

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1. Redevelopment in the Floodplain	198
2. I-5 / Rose Quarter Interchange Project Action	199
3. Light Pollution	200
4. Analyze Options for Increasing Bonus FAR	200
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6. Dog Parks	201
7. Pearl District Park	202
8. Seismic Regulations	202

## Volume 5B: Green Loop

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