Maximum Building Heights
Unique role of the Central City: 2040 GROWTH CONCEPT

- Neighborhood Center
- Regional Center
- Town Center
- Central City
A uniquely fine-grained Central City: BLOCK PATTERN
Central City Height Principles

1. Level of development
2. Light and air \(\rightarrow\) parks, open spaces, river
3. Historic districts, special areas
4. Public views
5. Transitions to neighborhoods
6. Skyline
7. NEW: public benefits and/or amenities
Floor Area Ratio (FAR)
How height works with FAR
Building Design Regulation

PORTLAND ZONING CODE

DESIGN REVIEW AND GUIDELINES

PEDESTRIAN DESIGN GUIDE

GUIDELINE

Integrate building setbacks with adjacent sidewalks to increase the space for potential public use.

Develop visual and physical connections into buildings’ active interior spaces from adjacent sidewalks.

Use architectural elements such as atriums, grand entries and large ground-level windows to reveal important interior spaces and activities.

Large garage-door openings at a coffee house in the Lloyd District.

Typical sections of Sidewalk Corridor in residential zone, top, and commercial zone, bottom sketch.
Height and construction type (residential)

“5 over 1”

“Slabs”

“Towers”

~75’

~150’

~220’

~325’
History of Central City Height Regulations

Prior to 1988
Central City Plan

1988 Central City Plan
West Quadrant buildings constructed since 1990 (166 total)

<table>
<thead>
<tr>
<th>Building height</th>
<th>Number built</th>
</tr>
</thead>
<tbody>
<tr>
<td>100' or shorter</td>
<td>101</td>
</tr>
<tr>
<td>101-150'</td>
<td>24</td>
</tr>
<tr>
<td>151-200'</td>
<td>18</td>
</tr>
<tr>
<td>201-250'</td>
<td>12</td>
</tr>
<tr>
<td>251-300'</td>
<td>4</td>
</tr>
<tr>
<td>301'-350'</td>
<td>5</td>
</tr>
<tr>
<td>351' or taller</td>
<td>2</td>
</tr>
</tbody>
</table>
EXISTING HEIGHT LIMITS

LEGEND:
- UP TO 75'
- UP TO 100'
- UP TO 175'
- UP TO 250'
- UP TO 325'
- UP TO 460'
Proposed Height Limit Changes

1. Old Town/Chinatown
2. Bridgeheads
3. South Transit Mall
4. South Auditorium District
5. South Pearl District
6. Pearl District Waterfront
1. Old Town/ Chinatown

- Flexibility for key redevelopment sites
- Requires height transfer from historic property
- Height change only after update of historic district nomination and design guidelines
Old Town/Chinatown: Existing Conditions

[Image of a 3D map showing Old Town/Chinatown with labels for W Burnside St, SW 3rd Ave, Block 33, Chinatown Historic District, and Skidmore Old Town Historic District.]
Old Town/Chinatown: Redevelopment Sites
Old Town/Chinatown: Existing Height Limits
Old Town/Chinatown: Proposed Height Limits
Revised Proposal = 150’
Old Town/Chinatown: Building Volumes with Existing Height Limits (100’)

Chinatown Historic District

Skidmore Old Town Historic District

W Burnside St.

SW 3rd Ave
Old Town/Chinatown: Looking N along NW 4th (100’)

Bureau of Planning and Sustainability
Old Town/Chinatown: Building Volumes with Proposed Height Limits (150')
Old Town/Chinatown: Looking N along NW 4th (150')
2. Bridgeheads

1. Flexibility for constrained sites
2. Bring day-to-day activity/density closer to waterfront
3. Protect adjacent historic districts
4. Recommended in 1972 Downtown Plan and 1988 Central City Plan
Morrison Bridgehead: Existing Conditions
Morrison Bridgehead: Redevelopment Sites
Morrison Bridgehead: Existing Height Limits
Morrison Bridgehead: Proposed Height Limits
Morrison Bridgehead: Building Volumes with Proposed Height Limits & Shadow Study April 21, 12 PM
Morrison Bridgehead: Building Volumes with Proposed Height Limits & Shadow Study April 21, 3 PM
Hawthorne Bridgehead: Existing Conditions
Hawthorne Bridgehead: Existing Height Limits
Hawthorne Bridgehead: Proposed Height Limits
Hawthorne Bridgehead: Building Volumes with Proposed Height Limits
3. South Transit Mall

- Put more development/design flexibility on regional transit
- Development opportunities on northern portions
- SAC interested in additional FAR but need to check transportation impact
EXISTING

PROPOSED
South Transit Mall: Redevelopment Sites
South Transit Mall: Building Volumes with Existing Height Limits
South Transit Mall: Building Volumes with Proposed Height Limits
5. South Pearl District  6. Pearl District Waterfront

175 ft to 250 ft. in return for:

- Transfer from historic buildings
- Public waterfront improvements