



City of Portland, Oregon
Bureau of Development Services
Land Use Services
FROM CONCEPT TO CONSTRUCTION

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MEMORANDUM

Date: May 10, 2018
To: Design Commission
From: Staci Monroe, City Planner – Design/Historic Review Team
(503) 823-0624, staci.monroe@portlandoregon.gov
Re: May 17, 2018 Agenda Item
Briefing DOZA Process Code Changes (Discussion Draft)

The Bureau of Planning and Sustainability (BPS) has prepared a Discussion Draft on changes to the Zoning Code associated with DOZA Process Improvements. A copy of the Discussion Draft is attached.

OVERVIEW

The City worked with a consultant team to evaluate the City's Design overlay zone (d-overlay). The resulting findings and recommendations were published in the Design Overlay Zone Assessment document. The next step was to develop actions to implement the Assessment's recommendation. The product is the Design Overlay Zone Amendments (DOZA) package. The package is comprised of two interrelated projects:

DOZA Process - develops ways to make the regulatory process more efficient, predictable and transparent. The project proposes amendments to the Zoning Code that work in conjunction with ongoing administrative improvements by BDS. *Summary of the proposed changes are in the Section below.*

DOZA Tools - creates new discretionary design guidelines and objective design standards to implement the Design overlay zone outside of the Central City. In addition, the Tools project will propose adjusting thresholds, consider character buildings and expanding the "d" overlay. *BPS and BDS Staff will be briefing the Commission on DOZA Tools Concept Report within the next month or so.*

SUMMARY OF PROPOSED CODE CHANGES IN PROGRESS

- Revise the purpose statement for the Design overlay zone and related design chapters to reflect the direction of the new Comprehensive Plan;
- Clarify that floor area ratio (FAR) cannot be reduced through a design review;
- Allow smaller projects in Gateway to use community design standards as an alternative to a design review;
- Align the Type III design and historic resource review process with an applicant's design process by allowing phased submittals of materials and requiring early design conferences (currently known as Design Advice Requests, DARs);
- Update the Design Commission membership to allow landscape architects as industry technical experts, and clarify that the public-at-large member is independent of these industries.

POTENTIAL DISCUSSION TOPICS:

BDS Staff has reviewed the Discussion Draft and highlights the following items:

1. The new requirement of DARs (proposed to be called Early Design Conferences) does not include public notification, nor does it envision public participation. Staff and the Commission have observed the value of public input during these early design stages as the immediate community is often most familiar with the conditions of the site and surrounding area. Staff feels to exclude the public's input during the concept phase of a project could result in additional design review hearings and impact a project's schedule and cost if concerns on fundamental elements discussed at a DAR, like massing and context, are raised late in the design process. Staff believes the ability for all concerned parties (Commission, Staff, community groups, neighbors, applicants, etc.) to hear each other is invaluable and an efficient way to reach consensus.
2. The new language stating FAR cannot be reduced through design review should be elaborated to explain that FAR can be molded through the review. The concern is that this brief sentence might make an applicant think that the building envelope cannot be reviewed. With each expansion of the "d" overlay came the promise of design review to address infill. The code therefore needs to be clear that there is some discretion in the massing. Furthermore, there are other elements that impact massing like shading of open spaces and view corridors that are evaluated during the design review in form of approval criteria.
3. While BDS Staff supports allowing projects in Gateway to use the prescriptive standards in-lieu of Design Review, the low height threshold of 35' would still result in a large number of projects subject to design review and doesn't align with other design district thresholds for using the standards approach, which is 55'.

NEXT STEPS:

- Discussion Draft – Comments due by June 1st.
- Proposed Draft will be published in August 2018 for consideration by the Planning and Sustainability Commission (PSC) in Sept/Oct of 2018.
- Recommended Draft will be published in November 2018 after PSC recommendation and expected for City Council review in late 2018/early 2019.

Please contact me at (503) 823.0624 with any questions or concerns.

Attachments: DOZA Process Code Update Project – Discussion Draft