



City of Portland, Oregon
Bureau of Development Services
Office of the Director
FROM CONCEPT TO CONSTRUCTION

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Report to Council

May 1, 2019

TO: Mayor Ted Wheeler
Commissioner Chloe Eudaly
Commissioner Nick Fish
Commissioner Amanda Fritz
Commissioner Jo Ann Hardesty

FROM: Rebecca Esau, Director *RE*
Bureau of Development Services

SUBJECT: **Portland Design Commission 2018 State of the City Design Report**

The attached report is the Annual Report of the Portland Design Commission State of the City Design Report for 2018. The report is required by the Portland Zoning Code [Title 33] to fulfill the Annual Report requirement for Commission's actions and accomplishments for each fiscal year.

Current Issues before Council today:

The Design Commission is a particularly active volunteer Commission, meeting over 40 times in 2018 for Land Use cases, Design Advice Requests (a form of early assistance to Design Review customers prior to submitting their Design Review applications) and briefings on significant matters including the Design Overlay Zoning Assessment, Vertical Infrastructure in the Right of Way (ROW), the I-5 Corridor, and Central City Master Plans such as the Broadway Corridor/ Post Office Site.

Both BDS and the Design Commission see the need to be closely engaged in changes to the Design Overlay Zoning Amendments [DOZA] efforts led by the Bureau of Planning and Sustainability [BPS].

An important focus of the DOZA efforts includes sharpening the Purpose of Design Review. Efforts from BPS and BDS Staff and the Design Commission have led to this current version:

33.420.010 PURPOSE (PROPOSED REVISION, emphasis added)

*The Design overlay zone strengthens Portland as a city designed for people and supports the city's evolution within current and emerging centers of civic life. It promotes **design excellence** in the built environment through the application of additional design guidelines and standards that:*

- *Build on **context** by enhancing the distinctive physical, natural, historic and cultural qualities of the location while accommodating growth and change;*
- *Contribute to a **public realm** that encourages social interaction and fosters inclusivity in people's daily experience; and*
- *Promotes **quality and long-term resilience** in the face of changing demographics, climate and economy.*

BDS has already implemented many recommendations put forward by the April 2017 DOZA Report, focusing on refinements at this time.

- 1. Design review process and design process alignment**
 - Design Advice Request (DAR) flexible submittals to align with applicant process
 - Land Use Review (LUR) flexible submittals to align with applicant process
- 2. Public outreach tools**
 - Consultation with BDS Equity Committee
 - Design Commission Twitter account (@PortlandDCChair)
 - Frequent updates to "Guide to Design Review Process"
- 3. Efficient hearings**
 - Chair and Vice Chair manage meetings in an effective, polite, and time sensitive manner
 - Regularly scheduled Design leadership meetings between Chair, Vice Chair and senior staff
 - Created large-format visuals to explain hearing procedures
 - Senior planner/supervisor at staff table during all hearings
 - Improved technology in the hearings room
 - Green/yellow/red timer for all testifiers, including staff and applicant
 - Restructured applicant/staff presentation order
 - Created design guideline matrix for DARs and LURs
 - Created instructional deliberation cards
- 4. Clear agendas**
 - Start times added to the agenda for each hearing item
 - Reprioritized agenda order
- 5. Renters included in mailed notifications**
- 6. Neighborhood Association trainings and meetings**
 - Greater staff/Commission collaboration with Neighborhood Associations & other community organizations
- 7. Re-branded DARs**
 - Improvements to DAR process and submittal requirements
- 8. Professional development (staff)**
 - Quarterly professional development tours
 - Staff equity training
 - Team-building efforts
 - Annual City Attorney Office trainings
 - BPS/BDS Special Project coordination
 - BPS/BDS Area Character & District Liaison coordination
- 9. On-boarding, trainings and retreats (Commission)**

- New Commissioner training materials and briefing
- Meeting facilitation training and binders
- Quarterly retreats
- Annual City Attorney refreshers
- Annual Equity 101 and quarterly Equity Conversations
- "Top Ten" half-yearly training

10. Design Commission Bylaws

The Design Commission Chair, Julie Livingston, will be prepared to go through some additional detail regarding the topics above and highlight several success stories of the Design Review process. I look forward to hearing more from Julie at her presentation and hearing your comments and questions.

Background:

33.710.050 DESIGN COMMISSION

The Design Commission provides leadership and expertise on urban design and architecture and on maintaining and enhancing Portland's historical and architectural heritage.

The Design Commission consists of seven members, none of whom may hold public elective office. The Commission must include a representative of the Regional Arts and Culture Council, one person representing the public at-large, and five members experienced in either design, engineering, financing, construction or management of buildings, and land development. No more than two members may be appointed from any one of these areas of expertise. The Regional Arts and Culture Council member is nominated by the Regional Arts and Culture Council chair and approved by the Mayor. The other members are appointed by the Mayor and confirmed by the City Council.

The Design Commission meets at least once a month and as necessary to act on reviews assigned to them by this Title 33. Meetings are conducted in accordance with adopted rules of procedure. Four members constitute a quorum at a meeting. The election of officers takes place at the first meeting of each calendar year.

The Design Commission may divide its membership into special subcommittees which are authorized to act on behalf of the Commission for an assigned purpose. Three members of the Commission constitute a quorum on such subcommittees. Subcommittee actions require the affirmative vote of at least three members.

Powers and duties:

The Design Commission has all of the powers and duties which are assigned to it by Title 33 or by City Council. The Commission powers and duties include:

1. Recommending the establishment, amendment, or removal of a design district to the Planning and Sustainability Commission and City Council;
2. Developing design guidelines for adoption by City Council for all design districts except Historic Districts and Conservation Districts;

3. Reviewing major developments within design districts, except those projects involving or located within the following:
 - a. Historic Districts;
 - b. Conservation Districts;
 - c. Historic Landmarks; and
 - d. Conservation Landmarks.
 4. Reviewing other land use requests assigned to the Design Commission; and
 5. Providing advice on design matters to the Hearings Officer, Planning and Sustainability Commission, Historic Landmarks Commission, Portland Development Commission, and City Council.
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TO THE COUNCIL

The Mayor concurs with the recommendations of the Director of the Bureau of Development Services and

RECOMMENDS:

That the Council accepts this Portland Design Commission State of the City Design Report to Council and report as set forth in Exhibits A through D.

Respectfully submitted,
Mayor Ted Wheeler

Agenda No.
REPORT
Title

Accept the Portland Design Commission 2018 State of the City Design Report (Report)

<p style="text-align: center;">INTRODUCED BY Commissioner/Auditor: Mayor Ted Wheeler</p>	<p>CLERK USE: DATE FILED <u>APR 23 2019</u></p>
<p style="text-align: center;">COMMISSIONER APPROVAL</p> <p>Mayor—Finance & Administration - Wheeler</p> <p>Position 1/Utilities - Fritz</p> <p>Position 2/Works - Fish</p> <p>Position 3/Affairs - Hardesty</p> <p>Position 4/Safety - Eudaly</p>	<p style="text-align: right;">Mary Hull Caballero Auditor of the City of Portland</p> <p style="text-align: center;">By:  Deputy</p>
<p style="text-align: center;">BUREAU APPROVAL</p> <p>Bureau of Development Services  Rebecca Esau, Director</p> <p>Prepared by: Leanne Torgerson Date Prepared: April 9, 2019</p> <p>Impact Statement Completed <input checked="" type="checkbox"/> Amends Budget <input type="checkbox"/></p> <p>City Auditor Office Approval: required for Code Ordinances</p> <p>City Attorney Approval: required for contract, code, easement, franchise, charter, Comp Plan</p> <p>Council Meeting Date May 1, 2019, 2:00TC</p>	<p>ACTION TAKEN:</p> <p style="text-align: center; font-size: 1.2em;">MAY 01 2019 ACCEPTED</p>

AGENDA

TIME CERTAIN
Start time: 2:00 TC

Total amount of time needed: 3 hours
(for presentation, testimony and discussion)

CONSENT

REGULAR
Total amount of time needed: _____
(for presentation, testimony and discussion)

FOUR-FIFTHS AGENDA	COMMISSIONERS VOTED AS FOLLOWS:		
		YEAS	NAYS
1. Fritz	1. Fritz	✓	
2. Fish	2. Fish	✓	
3. Hardesty	3. Hardesty	✓	
4. Eudaly	4. Eudaly	_____	
Wheeler	Wheeler	✓	