DOZA Proposed Draft
Appendix D

Design Overlay Zone Amendments (DOZA) TOOLS

Conceptual Framework and Testing Scenarios

Final Report | January 2019

Prepared for:
Bureau of Planning and Sustainability

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Table of Contents

Executive Summary

Above: images from testing design scenarios

Portland is famous for a walkable and vibrant urban environment, in large part due to the presence of Design Review. Implemented through the Design (d) overlay zone, Design Review has become dated and less effective as the City grows and changes. The Design Overlay Zone Assessment project completed in 2017 evaluated the current process and tools (guidelines and standards) used to implement Design Review, and provided recommendations for improvement.

Using these recommendations, the Design Overlay Zone Amendment (DOZA) project sought to update both process and tools. The Bureau of Planning and Sustainability (BPS) engaged a consultant team of three architects to help, led by DECA Architecture and including VIA Architecture and DAO Architecture. The project team created a Conceptual Framework, which was transformed into new Design Guidelines and Design Standards (tools). These tools were tested by using them to create real-world design scenarios on sites throughout the City.

Source material for building the Conceptual Framework included recommendations from the Assessment, relevant Comprehensive Plan policies, and work sessions, staff meetings and field research walking tours. The new framework sought to embody the three tenets of design (Context, Public Realm and Quality) as set forth by the revised purpose statement for the d-overlay zone. Creating the Conceptual Framework was a collaborative effort, with BPS focusing on Public Realm and Quality tenets and the consultant team focusing on Context. The Context tenet was organized around a geographic 'telescope' structure, moving from large scale issues to small. Less tangible dimensions of Context, such as social context, historical context, etc. were threaded throughout this structure.

Executive Summary

D-OVERLAY PURPOSE

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 inclusitivity

Promote **QUALITY** and long-term resilience in the face of changing demographics, climate and economy

The Conceptual Framework included draft design Guidelines, and was published in the DOZA Tools Concept Report (see appendix). Using the Conceptual Framework, the team refined Guidelines and developed Standards suitable for testing. Nearly 100 standards concepts were narrowed to a limited and flexible system that provided different options for compliance. The Standards system also reflects priorities for each Pattern Area, and encourages appropriate responses to varying context and site conditions. The team found that the flexibility of the Standards system was a key factor in effectively responding to context.

The Assessment recommended synchronizing the format of Guidelines and Standards. However, the team found this added significant complexity and reduced usability. The final Guidelines and Standards formats are not synchronized, but do address the same content. A 'crosswalk' document will help demonstrate the relationship between the two.

The consultant team used the Guidelines and Standards to study a series of six design scenarios, varying in program and site conditions from low-rise commercial to dense multifamily development. Two scenarios were located in each of the three Pattern Areas outside the Central City (Western, Inner and Eastern). Each site included recent existing development that could be compared to the results of the study, and the team created separate Guidelines and Standards design for each site. The resulting design scenarios helped shape and refine the Standards and Guidelines, providing valuable insight into use by real-world designers and applicants. For sites in the Design Overlay zone, these new tools have the potential to contribute to improved design quality, provide an effective and efficient process and encourage more context-responsive design throughout the City.

Introduction

Above: DECA completed Shaver Green Apartments in the Inner Pattern area via a Type III discretionary Design Review process

Portland's reputation as a City that fosters high-quality architecture and urban design is largely due to the presence of a robust and effective Design Review process. This process is implemented via the design overlay zone (d-overlay), applied in many of the City's areas of highest density and growth. The d-overlay provides a tool for ensuring high-quality and context-responsive design, particularly for areas experiencing rapid growth and change.

As the City grows and the d-overlay is expanded, the need to re-evaluate the effectiveness and efficiency of this tool has become apparent. In 2016, the City initiated the Design Overlay Zone Assessment project to evaluate the current process, tools and past outcomes. The results of this assessment were published in spring of 2017 via the Design Overlay Zone Assessment Final Report, currently available on the project web page (link below)

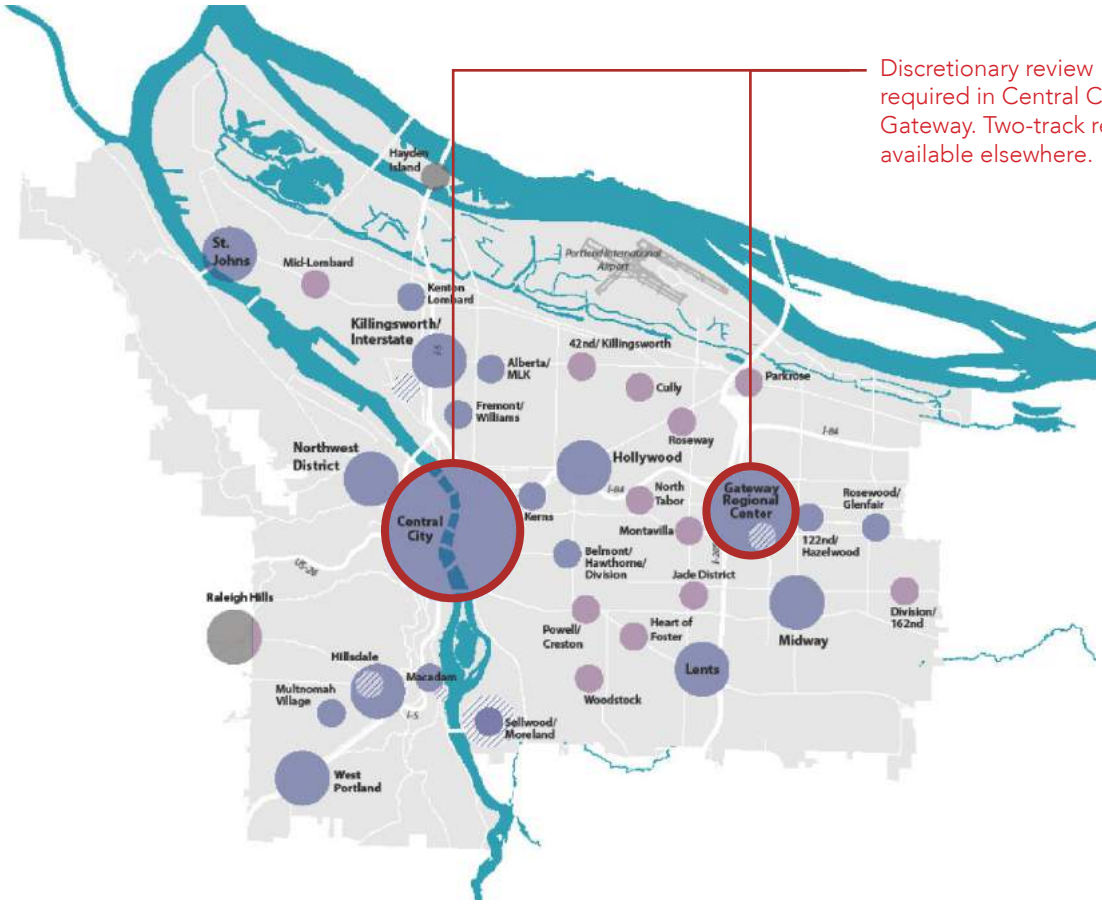
www.portlandoregon.gov/bps/doza

Based on findings and recommendations from this report, the Design Overlay Zone Amendments (DOZA) project was launched 2017 to revise and update the tools and processes used to implement Design Review. The effort to amend the Design Overlay Zone has been divided into two projects: DOZA Process and DOZA Tools. DOZA Process involves amendments to the zoning code that work in concert with changes to the administrative rules and procedures, with the goal of making the process more efficient and accessible for all participants. DOZA Tools addresses the criteria (design guidelines and design standards) that must be met for projects in d-overlay zones.

To assist with the DOZA Tools project, the Bureau of Planning and Sustainability (BPS) hired a consultant team led by DECA Architecture and including VIA Architects and DAO Architects. The goal was to develop a Conceptual Framework grounded in the three tenets of design established by the d-overlay purpose statement (Context, Public Realm and Quality), and use the framework to create new discretionary design

guidelines and objective design standards. These tools were tested against a range of realistic design scenarios to assess their flexibility, effectiveness and efficiency. The consultant teams' work focused on assisting the Bureau of Planning and Sustainability with developing the conceptual framework (with emphasis on the Context tenet), standards and guidelines, and then testing the tools via design scenarios.

The Guidelines and Standards represent two separate processes for meeting d-overlay requirements under the City's "two-track" system: a discretionary review track (Guidelines) and an objective review track (Standards, aka "Community Design Standards"). It is important to note that the two-track option is generally only available in areas outside of the Central City. Projects subject to d-overlay requirements within the Central City are usually required to use the discretionary (guidelines) track process and are not allowed to use the objective (standards) track process. Additionally, a different set of guidelines serves as approval criteria for areas outside the Central City, and a few neighborhoods and plan areas have their own unique guidelines. Guidelines for areas outside the Central City are formulated to address development at a different scale than typically found in the Central City.



Background and Context

Recommended Priorities from Assessment Report

The project team began the process intending to build upon the findings and recommendations included in the Design Overlay Zone Assessment Report. Several of these recommendations were integrated into the project, while others are still in the process of being addressed. Findings and recommendations related to Tools, from the assessment included:

PRIORITY

1 Clarify and revise the purpose and scope of the d-overlay*

2 Sync the standards and guidelines*

PRIORITY

3 Use the three tenets of design to simplify, consolidate and revise the Standards and Guidelines *

4 Broaden "base/middle/top" to encompass other design approaches*

5 Recognize the unique role of civic buildings in urban design

PRIORITY

6 Ensure that the Community Design Standards (CDS) add value to recently adopted base zoning*

PRIORITY

7 Provide for optional ways of meeting standards*

8 Craft appropriate standards for the Gateway Area*

9 In recrafting the Guidelines, recognize the changing nature of the City*

10 Collate special district design guidelines into one citywide set*

11 Revisit and simplify some of the Guidelines*

12 Collate the subdistrict guidelines into the Central City Fundamental Design Guidelines

* These recommendations are directly addressed by the design overlay zone amendments work in this project. Other recommendations will be addressed by other projects.

The **COMPREHENSIVE PLAN** classifies the urban fabric of the City into five major **PATTERN AREAS**. Each Pattern Area has unique physical, social, cultural and environmental qualities that differentiate them and create their sense of place.

Eastern Pattern Area

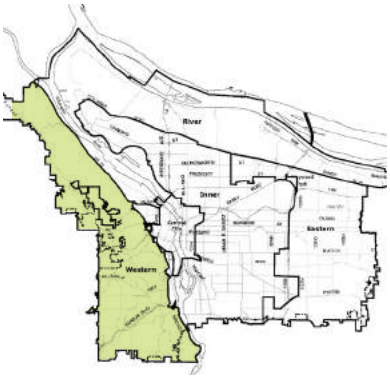
The recommendations were carried throughout the process of developing standards and guidelines, with particular emphasis placed on completing the "priority" recommendations.

A key component of the DOZA Tools project was ensuring that the three tenets of design were effectively integrated into the revised Guidelines and Standards. In particular, the consultant team was directed to focus their attention on the Context tenet to ensure that these new tools provided a flexible and appropriate response to context throughout a wide array of conditions outside the Central City.

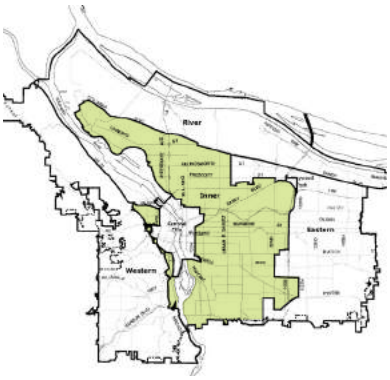
A critical component in addressing design review in areas outside the Central City is the diversity of environments the d-overlay must address. While the Central City is relatively compact with homogeneous block structure, areas outside the Central City include many square miles of diverse urban environments, stretching from the hillside villages of Southwest Portland to dense walkable inner East-side neighborhoods to the flat terrain and large block structure of East Portland. Additionally, economic and land value conditions vary much more widely outside that Central City than within the core, prompting a wide array of design responses based on budget, achievable rents, and the degree to which any given neighborhood has emerged as a desirable location for development.

The Portland Comprehensive Plan includes a framework for addressing the diversity of urban fabric found outside the Central City through the vehicle of five major "Pattern Areas". Each Pattern Area has unique physical, social, cultural and environmental qualities that differentiate them and create their sense of place. The Comprehensive Plan identifies goals and policies for each Pattern Area, and recent changes to base zoning code have begun to incorporate these ideas as well. Integrating this concept of Pattern Area into amendments to the tools is a key component of successfully addressing Context, one of the three tenets of design.

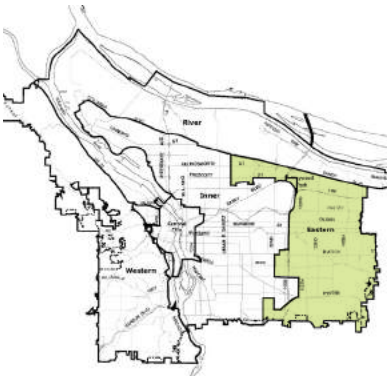
Background and Context



Western Pattern Area



Inner Pattern Area



Eastern Pattern Area

To develop an understanding of how the current d-overlay is functioning within the Western, Inner and Eastern Pattern Area, BPS conducted a series of field research walking tours to experience the results of recent development in d-overlay areas in each Pattern Area, though we also toured places without the overlay. The tours focused on assessing the effect of guidelines and standards on recent development and the ability of the tools to respond to context on many different scales. A detailed memo of field research findings is included in the appendix.

A wide range of design responses is possible within the current guidelines/standards framework, but projects that went through discretionary review (Guidelines) tended to exhibit higher design quality and better response to context than projects that utilized objective Standards. The shortcomings of the current Standards system were particularly evident in the Eastern Pattern Area Tour, where project budgets (and design budgets) are much lower and prescriptive solutions are relied upon without response to context. The current standards are written to respond to inner Portland block sizes and main street pattern and are not adequate to address East Portland's urban patterns of bigger, deeper lots and large arterials. Generally, the current Standards do not direct an applicant to look to context, nor do they allow for flexible design approaches. The importance of assessment report finding #4 (Broaden "base/middle/top" to encompass other design approaches) was underscored by the frequency of design approaches responding to prescriptive architectural design Standards. The drastic difference in design and development approaches between pattern areas also emphasized the importance of report finding #7 (Provide for optional ways of meeting standards). Creating a Standards system that accommodates flexibility in design approaches and prompts applicants to look to context may be the most important consideration in addressing the Context tenet.

Building Tour Photos

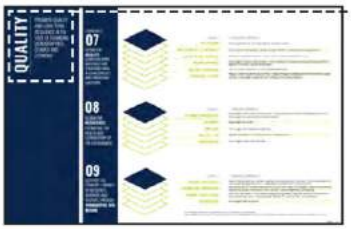
Background and Context Recommendations

Other key **recommendations** for amending the Tools included:

1. Address quality of open space (glazing, seating, entries etc.)
2. Ensure minimum ground level floor and weather protection heights
3. Improve quality of areas within setbacks (landscaping, amenities)
4. Reconsider prescriptive approaches to architectural design approaches (base/middle/top)
5. Address site planning deficiencies, particularly on deep sites
6. Improve quality of ground level residential entries
7. Improve quality of internal building frontages

An additional note is warranted regarding a project running parallel to DOZA Tools. The Better Housing by Design (BHD) project seeks to revise the existing multi-family dwelling zoning code to provide an expanded range of housing opportunities to serve a growing city. Many of the issues and concepts that DOZA Tools is engaging with are also being studied as part of BHD. Every effort was made to coordinate approaches between the two projects, but some overlap and contradictions were inevitably part of this process to date, and may remain until the new code for the multi-dwelling zones is finalized and adopted (anticipated Summer 2019) and design overlay tools can adjust accordingly.

Conceptual Framework



DESIGN TENET

BACKGROUND

GUIDELINE

MEANS TO ACHIEVE GUIDELINE

STANDARD APPROACHES

Based on previously developed source material (Design Overlay Zone Assessment, BPS context binder, field research walking tours, BPS work sessions) BPS and the consultant team pushed forward with creating a Conceptual Framework that would form the backbone for new Guidelines and Standards. BPS staff focused on developing the Public Realm and Quality tenet portions of the Conceptual Framework while the consultant team concentrated on the Context tenet.

The Conceptual Framework resulting from this process was published in the Design Overlay Zone Amendments Tools Concept Report dated May 2018. For a detailed treatment of the Conceptual Framework, the report can be viewed at the link below:

www.portlandoregon.gov/bps/article/683165

The Concept Report addressed important aspects of the assessment recommendations, including syncing of guidelines and standards, development of the three tenets and proposing optional/flexible ways of meeting the Standards. The format of the Conceptual Framework was designed to keep Guidelines and Standards concepts aligned with tenets during the development process.

Conceptual Framework

CONTEXT

01 RESPOND TO **AREA CONTEXT**, INCLUDING PATTERN AREA, CENTER, CORRIDOR, TRANSIT STATION AND PLACE IDENTITY | 08

02 CREATE POSITIVE RELATIONSHIPS WITH **ADJACENT SURROUNDINGS** | 12

03 INTEGRATE AND ENHANCE **ON-SITE FEATURES** THAT CONTRIBUTE TO A LOCATION'S SPECIAL CHARACTER | 16

PUBLIC REALM

04 DESIGN THE **SIDEWALK LEVEL** OF BUILDINGS TO BE COMFORTABLE, SAFE AND PLEASANT. | 22

05 PROVIDE AN OPPORTUNITY WITHIN **OPEN AREAS** TO PAUSE, SIT, AND INTERACT | 28

06 INTEGRATE AND MINIMIZE NECESSARY **BUILDING SERVICES** | 32

QUALITY

07 DESIGN FOR **QUALITY**, USING ENDURING MATERIALS AND STRATEGIES WITH A CLEAR AND CONSISTENT EXECUTION | 38

08 DESIGN FOR **RESILIENCE**, PROMOTING THE HEALTH AND STEWARDSHIP OF THE ENVIRONMENT | 42

09 SUPPORT THE COMFORT + DIGNITY OF RESIDENTS, WORKERS AND VISITORS THROUGH **THOUGHTFUL SITE DESIGN** | 46

Conceptual framework design guidelines, May 2018

Context Tenet

Portland Comp Plan Goal 4.A.

"Context-sensitive design and development - New development is designed to respond to and enhance the distinctive physical, historic, and cultural qualities of its location, while accommodating growth and change."

Responding to Context

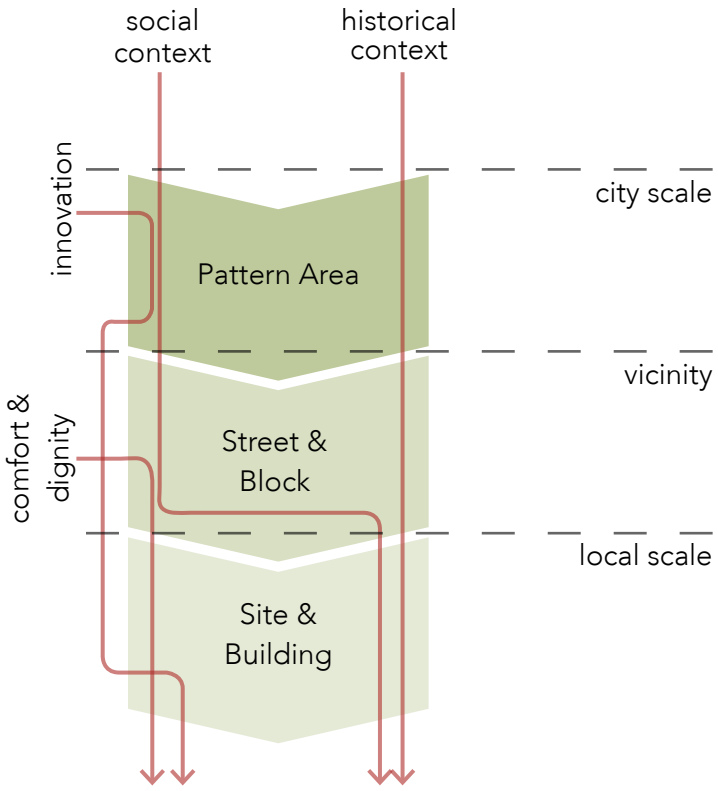
"Creating design ideas that promote positive relationships between new development and nearby buildings, spaces and people."

A primary challenge of addressing context issues was developing an over-arching framework that would integrate many different types of context and categorize them in a logical way. Meetings and work sessions with BPS and BDS helped create a picture of the many different kinds of context relevant to a new building project. In addition to the physical context of city and site the team considered/ discussed, less tangible dimensions of social, economic, historic, symbolic and temporal (past/present/future) context.

Design Commission also took time to conduct a conversation on context which shed additional light on the subject and helped provide direction for the team. It was noted that an important function of the guidelines and standards is to push applicants to look at and draw inspiration from the greater context, even if there are not prescriptive standards addressing context matters. The idea of 'neighborhood' context was also questioned, given that neighborhood boundaries are somewhat arbitrary constructs that may conflict with other frameworks of "center" or "corridor".

Context Tenet Structure:

This diagram illustrates the iterative nature of the context tenet structure, examining a project through multiple lenses and different scales.



Context Tenet

Organized by Context Scale:

Pattern Area: Lands the project in the City and neighborhood, and emphasize local features; identifies "design vocabulary" compatible with planning goals.

Street & Block: Connects project with local street types, bike and pedestrian facilities, engage with large massing moves on site. Relationship between site and open space, volumes.

Site & Building: Engages with smaller site planning refinements, i.e. relationship with adjacent buildings, "neighborly" design; may support or prioritize "public realm" and "quality" guidance.

Regardless of the manifold definitions of the term, tools addressing context needed to be organized in a clear and efficient way that was legible to applicants and reviewers alike. The initial Context tenet structure reflected a scale-based 'telescoping' approach. Alternate methods of organization were considered, but rejected as overly complex and less intuitive. Starting at a Citywide level, the conceptual framework structure moves from looking through a Pattern Area and City-wide lens to "Street and Block" and then zooming in to "Site & Building". This approach is simple, intuitive, and iterative, and encourages users to adopt a variety of perspectives as they progress through the design process. Other dimensions of context such as social, economic, and historic context would be threaded through this over arching structure and appear where appropriate in the guidelines and standards. Early conversations focused on key threads of social context, including the need to provide comfort & dignity for building occupants and users and flexibility for innovative designs that pushed the boundaries of practice and regulation.

The team continued to develop the Conceptual Framework into the version that appears in the Concept Report, which retains the 'telescope' concept. A context tenet working draft issued prior to concept report is included in the appendix of this report, and a complete and final version appears in the Concept Report.

Context Tenet

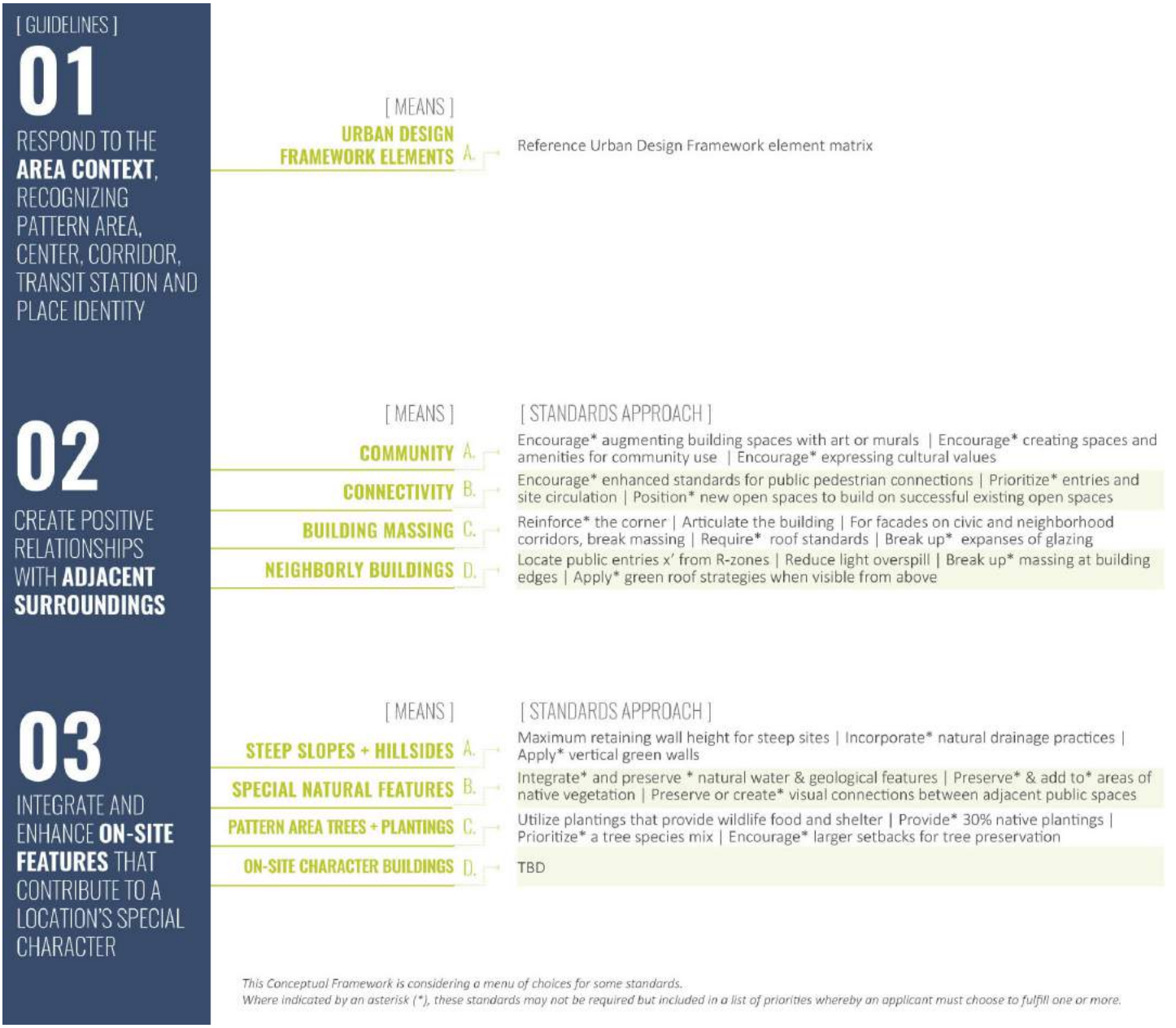
Some established and slow-growing neighborhoods have developed **NEIGHBORHOOD PLANS AND GUIDELINES** while nearby emerging and rapidly changing neighborhoods have no plans or guidelines at all.

A briefing with a joint workgroup of design, planning, and sustainability commissioners during the Conceptual Framework development process also provided valuable guidance. One Context-related issue that became apparent during the process was the lack of neighborhood-specific design guidance for many areas of the City. The current design guidance for specific neighborhoods appears in a variety of forms and varies in quality and depth depending on the area. Most guidance is presented in the form of guidelines for plan areas (which may include multiple neighborhoods) and a very few neighborhood-specific standards written into the Community Design Standards. Additionally, some established and slow-growing neighborhoods may have well-defined plans and guidelines while nearby emerging and rapidly changing neighborhoods lack any guidelines at all. The main themes of neighborhood-specific guidance also tend to be very similar to each other, and similar to the primary Community Design Guidelines tool. Creating equitable and contextually appropriate guidelines or context-specific guidance for every neighborhood in the City is beyond the scope of this project. However, this is an important and powerful way to address context, and should be addressed as part of a future project.

Context

Building context by enhancing the distinctive physical, natural, historic and cultural qualities of the location while accommodating growth and change.

Below: Conceptual Framework Context Tenet as it appeared in the DOZA Tools Concept Report



draft guidelines for context

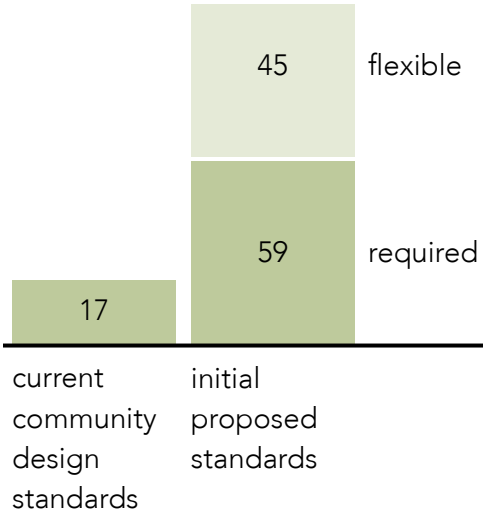
'means' of design: potential approaches to achieve guideline

draft standard approaches

Guidelines and Standards

Prior to creating design scenarios, BPS and the consultant team transformed the conceptual framework into a set of formalized Design Guidelines and Design Standards that were cohesive and testable. Initial Guidelines had been developed during creation of the Conceptual Framework, so effort was focused on refining guideline language and developing supporting statements and other background information. The process of creating the Standards leaned heavily upon refining the previously established 'means of design' under each draft guideline, but also prioritized development of an organizational structure that was flexible, context-responsive and easily navigated by applicants.

The initial effort at transforming the 'means of design' into Standards resulted in a list of 104 standards, 59 of which were determined by the team to be "required" measures. 34 of the 104 standards were not applicable to small projects, and 11 of them were only applicable to special conditions that do not exist in the majority of projects. Given that the current Community Design Standards only consist of 17 required standards, the team recognized that the proposed standards needed to be reduced to a more manageable quantity.



To prioritize the development of standards, the consultant team arranged them in a Standards Matrix to create a comparative evaluation of all standards. The applicability of standards to projects of varying sizes was assessed, indicating whether the standard was applicable to a small (<30,000 sf), medium (30-120,000 sf) or large (>120,000 sf) project. Each standard was also given a subjective cost ranking to represent the potential additional cost to a building project, as compared with a project that was not required to comply with the d-overlay. Both BPS and the consultant team evaluated multiple iterations of the Standards Matrix to refine the system down to an essential and efficient tool that best represented the goals of the three tenets of design.

Guidelines and Standards

Additionally, keeping the standards organized by tenet and design guideline resulted in the same building 'subject' area being addressed multiple times throughout the standards. For example, site landscaping was addressed in more than 6 different standards divisions and over a dozen individual standards. This increases the difficulty of designing and assessing compliant landscaping for both the applicant and reviewer. The team determined that following the recommendation of the Design Overlay Zone Assessment of "syncing the standards and guidelines" would create undue difficulty for users of standards and reduce the efficiency of reviews. Therefore, the best choice was to pursue an alternate, more efficient structure that was not synchronized with the guidelines but rather optimized for ease of use. However, the content matter of both Guidelines and Standards would remain synchronized in theory, if not apparent in the final versions. The team felt that a supplemental "crosswalk" document could be developed that clarified the connections and synchronization between tenets, Guidelines and Standards.

A global matrix of all 104 standards was used to evaluate, track and refine the standards system - relation to design guideline is indicated by color.

no standards

02 Adjacent Surroundings
16 standards (4 required, 12 optional)

03 On-site Features
15 standards (3 required, 12 optional)

04 Sidewalk Level
20 standards (16 required, 4 optional)

05 Open Areas
7 standards (3 required, 4 optional)

06 Services
10 standards (8 required, 2 optional)

07 Quality
13 standards (9 required, 4 optional)

08 Resilience
7 standards (0 required, 7 optional)

09 Site Design
16 standards (16 required, 0 optional)

Guidelines and Standards

Creating a system that was flexible enough to adapt to project types, sizes and locations was also a critical consideration. By definition, "context" varies greatly from site to site, and is difficult to write objective standards for. However, a standards system that provides flexibility to adapt to changing site conditions can allow for and encourage appropriate responses to context. After evaluating several options, the team chose to pursue a point-based system where compliance with a given standard was awarding a certain number of points. The system also reflected contextual priorities for the Pattern Areas, encouraging inclusion of specific Pattern Area features in the design. A point-based system appropriately values different standards in relation to one another, and values could be easily adjusted going forward as development or regulatory conditions change. Values also reflect the cost and difficulty of achieving a given standard, as well as its' benefit to the public. This type of system balances the need to respond to context with the need for a clear and navigable standards system.

GUIDELINE	MEANS	STANDARDS	REQ'D	Notes & next steps	Applicability by Scale			COST
					Small <30 units / 30,000 SF	Medium 30-120 units / 30-120,000 sf	Large >120 units / 120,000 sf	
01 Area Context		*no objective track standards*						
02 Adjacent Surroundings	2A Community	**2A-1** Add art or murals		*create consolidated amenity list and assign values?*		X	X	$$
		2A-2 Create spaces and amenities for community use	X	*create consolidated amenity list and assign values?*			X	$$
		2A.3 Express cultural values public realm near gateways		*remove, defining cultural values and gateways could be too subjective*		X	X	$$
	2B Connectivity	**2B-1** Enhanced standards for public ped connections on street frontages		*Only applies to large projects*			X	$$$
		2B-2 Locate entries and site circulation adjacent to public open spaces		*Consolidate with other ideas around open space/ entries and windows. N/A if no adjacent public space*	X	X	X	$
		2B-3 Position new open spaces near existing ones		*Consolidate with other ideas around open space/ entries and windows. N/A if no adjacent public space*	X	X	X	$
		2B-4 orient on-site outlooks to complement adjacent open spaces		*Consolidate open space design standards.*	X	X	X	$
	2C Building Massing	**2C-1** Reinforce the corner			X	X	X	$
		2C-2 Articulate the building on local streets			X	X	X	$$
		2C-3 Break façade massing (100 ft on civic corridors, 50 ft on local streets)	X		X	X	X	$$

Example of Standards Matrix

Guidelines and Standards

Guidelines and Standards Recommendations

As a result of the standards development process, the consultant team formulated several **recommendations** for the design standards:

1. Limit the number of standards to ensure ease of use by applicants and reviewers.
2. Optimize organization for ease of use by applicants and reviewers.
3. Organization should not try to match guidelines or other constructs that are not part of the applicant's standards review process.
4. Organize standards by subject to match how applicants think about buildings.
5. Provide a supplemental "crosswalk" document with relationship between Tenets, Guidelines and Standards.
6. Value the standards to reflect difficulty, cost and benefit to public. "Use a point-based system to assign relative value to each standard."
7. Provide for optional ways of meeting standards with flexible standards that include multiple paths to compliance.
   Avoid redundant duplication of base zone standards.

Through a series of meetings, work sessions and conversations between BPS, the consultant team, and other stakeholders, the standards framework was refined into a testable set of 54 standards. These standards were used to create design scenarios. The initial testing design guidelines (dated 7/16/18) and design standards (dated 7/31/18) are included in the appendix. Note that the initial standards are organized by design tenet and guideline for purposes of testing.

Testing Design Scenarios

Eastern Pattern Area - Standards Scenario

Once a testable set of Design Guidelines and Standards (tools) had been created, the consultant team created a series of design scenarios that applied the new guidelines and standards to a range of project types and site conditions. Each of the three consultant team firms (DECA, VIA and DAO) created concept designs for two sites in each pattern area, with two designs (a guidelines version and a standards version) provided per site. DECA was responsible for the Eastern Pattern Area sites, VIA for Inner, and DAO for Western.

The sites were selected by BPS to represent a wide array of conditions, from low-rise commercial buildings to dense multifamily development. In some cases, difficult or problematic lot configurations were studied to evaluate how the tools performed under sub-optimal conditions. Details of the site locations and program parameters are included in the Design Scenario Sites & Programs document in the appendix. Generally, sites with recent existing development were used, mostly to borrow a feasible program for each site and also partly to compare the result of the testing scenarios with the recently constructed buildings on the sites.

The design scenarios were developed in two stages. In the first stage, initial design scenarios were created and then presented to the joint workgroup of Design and Planning and Sustainability Commissioners for discussion and feedback. The consultant team presented their feedback on how the tools performed, and a detailed memo regarding Findings on Design Standards & Guidelines is included in the appendix.

Eastern Pattern Area - Guidelines Scenario

Eastern Pattern Area - Guidelines Scenario

Key **recommendations** included the following:

Guidelines Recommendations

1. Listing a series of "means" reads like a checklist and implies equal weight for each item. Consider a narrative-based format.
2. The quantity of means which must be utilized to meet a guideline is unclear.
3. Guidelines appear oriented to more urban sites, but the expanded d-overlay will include many suburban and low-density areas.
4. Consider how guidelines will function in emerging areas lacking substantial context.
5. Example photos and projects will be invaluable for applicants.

Standards Recommendations

1. Organization of standards by tenet is difficult to use; recommend organizing by subject.
2. Increase number of flexible points available.
3. Provide more options for buildings without residential units.
4. Do not encourage "tacked-on" additive features; prioritize engagement of integral aspects of design.
5. Encourage more texture and articulation of building facades.
6. Use the point system to address contextual priorities in a simple way.
7. Many detailed comments were made regarding the design standards. (See memo)

Testing Design Scenarios

Inner Pattern Area - Standards Scenario

Inner Pattern Area - Guidelines Scenario

Based on the feedback and discussions with the team, revisions were made to the Guidelines and Standards. In the second stage of the design scenarios exercise, the consultant team revisited the initial designs based on the revised tools and recommendations and changed the designs accordingly. Revisions to Guidelines were minimal, and did not necessitate changes to the Guidelines design scenarios. However, extensive revisions were made to the Design Standards based on comments from the design teams and the DOZA project team. The standards were revised for clarity, to enhance ease of use, to create additional options for designers, and to more accurately reflect the values of various standards. Revisions also were made to ensure that the standards system could be applied equitably across the three different pattern areas of the City.

The revised Design Standards dated 11/6/18 are included in the appendix. These include most of the recommended revisions and reflect a different organizational format that is more 'user-friendly'. Revised Standards Scenarios dated 11/30/18 are included in the appendix.

Inner Pattern Area - Guidelines Scenario

Testing Design Scenarios

Inner Pattern Area - Guidelines Scenario

Western Pattern Area - Guidelines Scenario

Based on feedback from the design and DOZA project team, the key findings of the report are:

1. Revisions to standards have made the system easier and less costly to comply with.
2. Flexibility is key – the flexible point system encourages designs to respond to context and adapt to varying site conditions.
3. Organization by 'subject' is a significant improvement over organization by tenet.
4. Standards may still be a bit more challenging for small commercial-only projects than other building types.
5. For most projects, one third of the flexible points will be easy to achieve, an additional third to half will require more intense design consideration but add little cost, and the remainder will add some cost.
6. For additional detailed comments, see memo.

Inner Pattern Area - Guidelines Scenario

Conclusion

Design Review and the d-overlay are useful tools for the City to improve design quality in established and emerging areas. However, the current standards are becoming dated and less effective as the City grows and the d-overlay expands. A new set of Guidelines and Standards which embody the three tenets of design will provide an effective tool to improve design quality and context responsiveness throughout the City going forward. The Conceptual Framework provided a solid foundation for developing new Guidelines and Standards (tools), and testing them against an array of design problems has been a valuable way to assess and improve their performance. The tools developed in this study deserve further refinement and codification, but have been an effective system as shown though testing Design Scenarios. These tools offer a significant improvement over the current Guidelines and Standards and will contribute to improved design quality, provide an effective and efficient process and encourage more context-responsive designs.

Appendix

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MEMO FIELD RESEARCH TOURS SUMMARY DRAFT

TO:	Lora Lillard Bureau of Planning & Sustainability	**DATE:** **TEL:** **FAX:**	Feb 6, 2018
FROM: **PAGES:**	Shem Harding	**CC:**	
RE:	DOZA Tools Project Field Research - Pattern Area Tours		

This memo summarizes observations and insights from three field research tours conducted with BPS staff, BDS staff and DECA Architecture in January 2018.

FIELD TOUR – INNER PATTERN AREA (1/17/18)

The Inner pattern area tour visited sections of NE Williams Ave, NE MLK Jr. Blvd and N. Mississippi Ave. This are has been marked by rapid change and growth over the last decade. The dense urban fabric is characterized by active, pedestrian-friendly and diverse streets, with older single story commercial buildings and homes adjacent to new 4-6 story buildings. The tension between new live/work/play development and remaining elements of the older blue-collar neighborhood provides new development with a strong sense of authenticity. This tension attracts new residents and visitors while creating a strong and unique character, but also embodies many of the problems with rapid urbanization and gentrification.

1. OPEN SPACES Efforts to create ground level open spaces range from uninspired to highly successful. There is a sense that these spaces require a minimum level of glazing/main entrances/seating that is not currently being provided to maintain a minimum level of activity. Placement of open spaces on corners must be carefully considered to avoid undermining the urban edge. More flexibility in possible bike rack placements could avoid conditions that are obstructive to entries or other pedestrian areas.

2. GROUND LEVEL FACADES The success of these facades also varies widely; a minimum ground floor height and/or minimum height to canopy or overhead obstruction could encourage a better relationship between the building and the street. There is a strong connection between the nature of the ground level façade and the street context (width, classification, etc.) The presence of ground level dwelling units and entries should be

appropriate to the street context. Additionally, many facades met ground level glazing requirements, yet were still not making a successful contribution to the street. The relatively flat topography and compact block pattern of this pattern area lends itself to a common set of objectives for the relationship between the building and the street.

3. THROUGH-SITE CONNECTIONS The tour area has an alley system that is conducive to through-site pedestrian connections. However these connections are not always continuous or responsive to adjacent connections.

4. MASSING Several buildings have step-downs in massing prompted by adjacent lower-height buildings or base zoning requirements. In general, these were seen as successful moves. Large, empty setbacks should be discouraged.

5. SETBACKS Setbacks without amenities (plantings, seating, layering etc.) do not support a successful street environment

6. MATERIALS Natural wood was a recurring material, however much of it was not weathering well. This is a regional material that could be encouraged if used in appropriate and/or sheltered locations. "Recession-era" buildings could be discerned by lower quality materials (i.e. fiber cement).

7. BUILDING PROFILE / CORNICES Many buildings using the Community Design Standards (CDS) in lieu of Design Review exhibited a variety of cornice designs, including some very large cornices. In general, this CDS requirement was not seen as adding quality to the design.

8. STREETCAR-ERA BUILDINGS New development should try harder to complement the architecture of adjacent streetcar-era buildings. This could be done by picking up bay spacing, transom windows, or aligning with horizontal datums.

The context of the inner pattern area is most marked by rapid change and the tension between old and new and diverse building types. Differences in scale, height and articulations between buildings push the boundaries of compatibility, but are emblematic of the recent building boom. Context direction in the Inner Pattern Area should seek to ease transitions between buildings and increase compatibility with streetcar-era architecture, while preserving the diversity and history that makes these areas exciting and authentic. The relationship between the building and the street is not always appropriate to the street and could be strengthened. Building articulation tends to be adventurous, creating a wide variety of conditions.

FIELD TOUR – EASTERN PATTERN AREA (1/24/18)

The Eastern pattern area field tour spanned across much of East Portland, including the heart of the Gateway district, the NE 122nd Ave corridor, the E. Burnside transit (MAX) corridor and the Midway district. The Eastern pattern area has been characterized by slow and intermittent growth over the last decade, mostly consisting of housing. Very little new commercial development has been built in recent years. The large block sizes, lack of connectivity, and auto-oriented nature of the pattern area have resulted in larger, inward-oriented and highly parked developments where site planning is a key consideration. Stands of douglas fir trees and generously landscaping impart a verdant and semi-forested character. Most recent development is 2-4 stories and generally more affordable than the inner pattern areas, yet lower in quality.

1. SITE PLANNING Since most sites are larger in size and contain significant on-site parking, site planning issues are a more critical consideration than in the Inner pattern area. Placement of internal open space, drive aisles, parking and pedestrian access into sites varies widely, and many buildings and dwelling units open onto parking lots. The quality of these internal frontages varies greatly and, while detached from the street corridor, make an important contribution to overall design quality. Deep sites create difficulties for auto access and inefficient parking.

2. GROUND FLOOR RESIDENTIAL Most new development is all-residential, so ground level dwelling units often face onto major streets and parking areas. Layering and level changes can provide much needed privacy and space for dwelling units.

3. QUALITY Material quality is markedly lower than in the Inner pattern area, likely driven by the economics of lower rents in these outer areas. Most projects utilize the CDS track instead of design review, probably due to budget considerations. There are a few good examples of well-designed projects that also use economical materials.

4. INTERNAL OPEN SPACES Many internal open spaces are "leftover" areas, created without regard for usability or amenities. Design quality could be improved.

5. HOMOGENOUS CONTEXT The prescriptive nature of the current Community Design Standards have contributed to a markedly homogenous context. The palette of cornices, window trim and shingle or plank siding is in keeping with the existing single family neighborhood context, but has also created a consistent, unremarkable urban fabric with little diversity or variety.

6. THROUGH-SITE CONNECTIONS Many of the large sites and large blocks lack through-site connections, driven in part by security concerns. New site planning direction has the potential to increase pedestrian connectivity in this pattern area.

7. EXISTING CHARACTER PRESERVATION While existing commercial strips such as the Halsey-Weidler couplet do not fit the mold of classic "streetcar-era" frontages, they do have a unique charm. These small areas of 1950's-era auto oriented buildings are an important part of the existing neighborhood character.

The Eastern pattern area is mostly residential in nature, with larger areas of single family homes and low-rise apartments served by wide and noisy auto corridors and lower quality auto-oriented commercial development. While the urban fabric is more homogenous, unique areas do exist here and there and provide important character giving elements. Development has been slower to occur, yet larger in size than in the Inner pattern area. Context direction in the Eastern pattern area should look to an aspirational context that is not yet fully formed. The aspirational context should encourage more diversity in design and strengthen the character of the few unique existing commercial areas. Design quality direction should seek to address the whole site, not just the street frontages, and provide enhanced amenities, outdoor areas and livability.

FIELD TOUR – WESTERN PATTERN AREA (1/29/18)

The Western pattern area field tour ranged across a large portion of Southwest Portland, visiting Hillsdale, Multnomah Village, and extending out to the West Portland Town Center. Most recent growth in this area has occurred outside of the d-overlay zone, which has been sparingly applied. The area is marked by a unique hilly topography with curving roads that wind through the hills, and few level sites. This has contributed to large site sizes, and a reliance on auto transportation and parking. Development is mostly residential, with a few small, mixed-use, pedestrian-friendly "village" areas and long stretches of auto oriented commercial corridors. Generous landscaping and steep forested terrain contribute to a "forest" character that tempers the auto-oriented nature of the area.

1. SITE PLANNING Due to large site sizes and the need for parking, site planning issues are critical. Many sites are also constrained by topography and access to roads. Due to the lack of pedestrian connectivity, internal connections through sites need to be well planned and responsive to adjacent walkways. Internal open spaces are generally successful and in keeping with the natural character of the area. Parking is abundant, and organizing large amounts of parking to ensure that it does not dominate the site is a key consideration.

2. TOPOGRAPHY Topography plays a much larger role here than in any other pattern area. The need to navigate dramatically sloping grades for both pedestrians and vehicles creates unique situations and imposes significant constraints. New buildings often have split-level floors and complicated ramp/stair access routes to work with existing grades while complying with ADA. The topography makes development here more expensive than in other pattern areas. Curving roads often create building footprints that are stepped and segmented in plan as well as section. More flexibility in setbacks and other building massing parameters will allow building to better conform to the site. Sloping sites also create opportunities to hide or minimize parking, service areas and other site elements.

3. SOLAR ACCESS AND PRIVACY The topography has the potential to exacerbate privacy, view and solar access issues between sites. Guidelines and standards with some consideration of site slope may be appropriate. Sloping rooflines and appropriate location of parking or open space on the site may be methods for addressing these issues.

4. INTERNAL FRONTAGES Similar to the Eastern pattern area, large site sizes have prompted development of pedestrian corridors and building frontages that face the interior of the site and do not always connect to the street. The quality of these internal frontages varies greatly, as does the success of their connection to the street pedestrian corridor.

5. GROUND FLOOR RESIDENTIAL Ground level dwelling units are common, and often face onto internal frontages and parking areas. Layering and level changes can provide much needed privacy and space for dwelling units.

6. QUALITY Material quality is generally good, lower than the Inner pattern area but better than the Eastern pattern area. The cost of development is strongly affected by the topography and grading/retaining requirements for sites.

7. THROUGH-SITE CONNECTIONS The varied topography of the area often limits through-site pedestrian connections and pedestrian corridors. Public sidewalks are often limited. Many sites require complex stairs and ramping for pedestrian circulation.

8. VILLAGE CHARACTER Neighborhood centers often have a charming village character, nestled into the hills and made intimate be the steep topography. The existing one and two-story building provide character and are valued by residents. Resistance to taller buildings in these areas has prompted some developers to utilize the CDS track for fear that any design review decision would be appealed by the neighborhood.

9. FUTURE TRANSIT AREAS As the Southwest Corridor Plan for a light rail line through Southwest Portland develops, areas around future transit stations will be targeted for growth and development. The context of these areas currently consists of intensely auto-oriented development patterns. An appropriate response that promotes an aspirational urban character should be part of any context discussion.

While the Western pattern area is mostly residential in nature, it contains a diversity of development patterns influenced by the varied topography. The village areas are highly valued by the neighborhood, and should be approached with sensitivity and care. The varied topography and forested character of the area has the potential to improve or radically exacerbate context issues between buildings and sites. Context direction in the Western pattern area should seek to ensure that larger sites are developed appropriately, village character is maintained, and auto-oriented areas transition to a more aspirational urban character. New guidelines and standards should provide flexibility and direction for dealing with steeply sloping sites.

END OF MEMO

Feb 13, 2018

CONTEXT Conceptual Framework Outline **DRAFT**

- Organized by Context Scale
    - **Urban Pattern Area**: lands the project in the City and neighborhood, and emphasize local features; identifies "design vocabulary" compatible with planning goals.

    - **Street & Block**: connects project with local street types, bike and pedestrian facilities, engage with large massing moves on site. Relationship between site and open space, volumes.

    - **Site & Building**: engages with smaller site planning refinements, i.e. relationship with adjacent buildings, "neighborly" design; may support or prioritize "public realm" and "quality" guidance.

- Some overlap with other tenets, noted where occurs

CONTEXT OF URBAN PATTERN AREA

Guideline 1a. **Create regionally appropriate buildings**
Design buildings that respect the natural systems and climate of the Pacific Northwest.

Means: solar orientation, natural ventilation, energy efficiency, visible stormwater features

Guideline 1b. **Respond to pattern area topography and landscape features**
Design buildings to enhance and reinforce natural characteristics of the pattern areas.

Means: design building to fit natural slopes instead of re-grading (west)
take advantage of/preserve significant views (all)
orient buildings to create views to buttes (east)
preserve existing stands of douglas firs (east)
increase landscaping to integrate development (west and east)
(guidance on plant materials) (west and east)

Guideline 1c. **Respect (respond to) neighborhood character-giving features**
When an established architectural character exists; i.e. a significant building or block face, use complimentary proportions, materials, colors & details. Create a sense of place where the physical context is less established.
(provide direction for areas lacking a community/neighborhood plan)

Means: respond to neighborhood context such as
-significant intersections, "gateways"
-public attractions, murals / art or placemaking elements
-neighborhood design patterns or established architectural details
-street furnishings
-transit facilities
-preservation of identified 'character structures' on site

Guideline 1d. **Enhance plan area character**
Where plan areas exist, enhance place and identity by responding to area characteristics and traditions.
(provide direction for areas with established plans)

Means: per plan area, currently included in CDG

Guideline 1e. **Historic and Conservation Districts**
Enhance the identity of historic and conservation districts

Means: per historic & conservation district guidelines, included in CDG

CONTEXT OF STREET AND BLOCK

Guideline 2a: **Reinforce the block pattern and connect the site**

Site planning should be opportunistic, strive to address deficiencies in the right-of-way, and respond to adjacent walkways, alleys, open spaces and transit

Means:
- align site planning with adjacent blocks
- link adjacent circulation routes to site access
- create a safe, direct path of travel
- respond to views corridors created by adjacent rights-of-way
- connect to established existing open spaces
- connect to transit

(overlap with Public Realm?)

Guideline 2b: **Create a compatible street edge**

Create a street edge compatible with adjacent buildings; maintain traditional storefront patterns where they exist.

Means:
- respond appropriately to street type and character for a coherent building edge
- scale ground floor in relation to street width/type
- minimize the presence of parking and impact of vehicles on street
- building height at street edge (street wall) appropriate to street
- reinforce corners; corner site vs. mid-block
- appropriate treatment for ground-level residential spaces
- allow setback averaging & setback flexibility for sloping streets
- street amenities per open space and/or street typology

(overlap with Public Realm)

Guideline 2c: **Create compatible building massing**

Arrange building volumes to enhance to existing street and block patterns and provide compatibility with neighboring buildings.

Means:
- establish transitions between old and new construction
- preserve or reflect existing 'character structures' on site
- reference bay spacing, windows, horizontal datums of adjacent streetcar-era buildings
- step-downs and step-backs
- break up large masses
- deflect to adjacent open spaces

(overlap with existing base zone standards and other tenets; used to refine…)

CONTEXT OF SITE AND BUILDING

Guideline 3a: **Ensure privacy and solar access for adjacent buildings**
Building design should project a sense of neighborliness with respect to sunlight, views, privacy, and location of public entries.

Means:
- demonstrate sensitivity to solar access (especially ground floors) and adjacent structures
- building taller on south side than north side
- public entries located a minimum distance from adjacent R-zones
- respect single family homes in R-zones
- wall-to-window ratio resembles adjacent facades
- placement of open spaces, common areas, balconies

(overlap with Quality, Public Realm)

Guideline 3b: **Create successful internal open spaces, frontages and circulation**
On large sites, ensure that parking does not dominate, and internal building edges are pedestrian friendly, humanely scaled and appropriately layered.

Means:
- high quality internal walkways, connected to street, width stds
- landscaping/distance between building edge and parking
- paving/surface materials of parking
- glazing/entry standards for internal building edges
- ground floor dwelling units standards for internal building edges
- distribute parking and avoid large parking areas

(overlap with Public Realm, but applied to interior of site)

Guideline 3c: **Create compatible building articulation and minimize visual intrusion**
Focus on maximizing compatibility at a finer scale and minimizing visual impact.

Means:
- provide appropriate roof forms, limit overhanging elements
- integrate roofscape into buildings design
- façade compatibility measures (materials; bays; porches, etc.)
- appropriate upper level façade articulation
- utilize authentic/regional materials; materials per pattern area

(catch-all category for fine-scale building compatibility issues. Overlap with many base zone standards. Overlaps with guideline 2c.)

Guideline 3d: **Promote innovation and creativity in design**
"Escape Hatch" guideline for new and innovative building forms and typologies (i.e. Dumbbell building, Frank Gehry, etc.)

Means:
- create an innovative building that cannot meet other guidelines

DOZA Tools Conceptual Framework

CONTEXT: WORKING DRAFT CONCEPTUAL FRAMEWORK – v6 OUTLINE

4/11/18

(Editorial notes in RED text)

GUIDELINE 04: Respond to the context of the Pattern Area, Center, Corridor, Transit Station and community.

NOTE: References established Urban Design Framework (UDF) elements. A matrix will be provided showing UDF element source material available for the site location. This is supporting material, not approval criteria.

GUIDELINE MEANS	STANDARDS APPROACH
A. URBAN DESIGN FRAMEWORK ELEMENTS Recognizing previously identified elements of context encourages design that is responsive to how the city will change and grow, and reinforces a sense of place and identity.	• Reference UDF element matrix and provide written response to applicable elements (?) • Incorporate guideline and standards approaches previously identified in neighborhood plans and community design standards. (also included in matrix)
B. LOCAL FEATURES Designing buildings and sites to complement Recognizable Places contributes to local orientation and legibility. "Recognizable Places" include points of public reference, such as libraries, schools, civic buildings, parks and waterfronts. "Orientation" is the clear relationship between the site and the City and its parts.	• N/A

GUIDELINE 05: Create positive relationships between the site and adjacent buildings, natural systems, and cultural elements.

NOTE: Addresses how the site responds to the adjacent surrounding context.

GUIDELINE MEANS	STANDARDS APPROACH
A. PRIDE AND SENSE OF BELONGING Public art and/or programming can embody and celebrate the cultural values of the neighborhood.	• Augment building spaces with art or murals reflecting neighborhood cultural identity to foster a sense of place and belonging. • Create spaces and amenities for community use (community rooms, gardens, outdoor spaces, etc.) • Utilize sites near Gateways to express cultural values in the public realm
B. CONNECTIVITY Creating visual and physical links to adjacent pedestrian pathways and neighboring open spaces improves local mobility.	• Enhanced requirements for public pedestrian connections on street frontages (new MUZ code only applies to site >5 acres) • Orient entries and site circulation to adjacent public open spaces • Position new open spaces adjacent to, or across the street from existing open spaces to build on their success • Orient on-site outlooks (windows, public spaces) to complement adjacent open spaces
C. BUILDING MASSING Effective placement and proportion of building massing can create positive relationships with adjacent development and an established block face. (NOTE: coordinate with Quality #4)	• See attached concepts
D. NEIGHBORLY BUILDINGS Designing buildings that establish respectful relationships to adjacent structures and public spaces in the placement of windows, lighting, entries, fences and location of on-site recreation spaces creates a positive environment for all users.	• Locate public entries x' from adjacent R-zones • Reduce light overspill and shield light sources to minimize light trespass from commercial properties • When roofs are visible from above, apply green roof strategies (X%) • Provide enhanced landscape buffers between commercial and residential sites • Mitigate visually intrusive new structures with landscaping and screening where appropriate

GUIDELINE 06: When a site contains special natural features or character structures, integrate them into the design and enhance their special qualities.

NOTE: Where special natural or built features exist on a site, this guideline encourages applicants to preserve them, integrate them into the design, and enhance/expand them.

GUIDELINE MEANS	STANDARDS APPROACH
A. STEEP SLOPES AND HILLSIDES Designing buildings to minimize site disturbance and complement natural assets helps enhance the natural character of a site.	• Maximum retaining wall height for steep sites • Flexible setback standards for steep sites • Incorporate natural drainage practices including on-site bio-filtration facilities • Apply vertical greening elements to mitigate large changes in grades
B. SPECIAL NATURAL FEATURES Preserving and enhancing special natural features or places reinforces context and identity. (Note: special natural features include streams, creeks, ponds, wetlands, buttes, rocky outcrops, groves of native trees, etc.)	• Integrate existing natural water features (creeks, ponds and wetlands) • Preserve special geological features such as rocky outcrops and large boulders • Preserve or add to significant areas of native vegetation (significant = >10% of site) • Utilize 10% native riparian plantings when site is within 1000 feet of a river. • Preserve or create visual connections between adjacent public spaces (streets, sidewalks) and special natural features on the site. • Create on site open spaces at grade that have outlooks to nearby volcanic buttes.
C. PATTERN AREA TREES AND PLANTINGS Utilizing plantings and tree species appropriate to the natural ecology of the site and area enhances existing natural patterns. (NOTE: requires input from tree/landscape experts)	• In landscaped areas, provide a tree species mix appropriate to pattern area (West, East) • On large sites, integrate groups of fir trees into on-site landscaping and open areas (East) • Larger setbacks for tree preservation (East) • At sloped landscape areas, utilize informal vegetation patterns (West) • Provide 30% native plantings with a diversity of species and appropriate to site ecology. • Utilize plantings that provide food and shelter for area wildlife
D. ON-SITE CHARACTER STRUCTURES Retaining all or part of an existing character structure enhances community identity and provides links to a site's history as it evolves over time.	• TBD

CONTEXT

Build on context by enhancing the distinctive physical, natural, historic and cultural qualities of the location while accommodating growth and change

GUIDELINE 01: Respond to the citywide urban design framework, including pattern area, center, corridor, and transit station.

Background:

Portland's urban design framework provides a blueprint for accommodating future residents and workers by building on physical and social characteristics that define Portland today – its diverse neighborhoods and districts, history and culture, and a strong connection to the Pacific Northwest's ecology.

Portland's pattern areas have distinct characteristics that have been influenced over time by both the natural landscape and how or when these parts of the city were developed, as well as the social and cultural qualities that have supported the growth and change of these areas. Centers, Portland's most compact and pedestrian-oriented urban places, anchor neighborhoods with stores, businesses, civic amenities, housing, and public gathering places – and should be developed as the foundations of complete neighborhoods. Transit station areas should provide compact development with pedestrian- and bicycle-friendly access to bus and light rail, with places to pause, wait and interact.

Development should reflect each area's pattern characteristics, and within centers and corridors, should support active, inclusive places that will support a diverse, resilient age-friendly city.

Means

A. PATTERN AREA. The development of compact, walkable development throughout Portland should reflect and build on unique pattern area characteristics, such as ecology, urban patterns, and the rich culture and history of the area.
B. CENTER. Concentrations of urban activities for people to live, work, shop, gather and interact will define Portland's centers as the anchors of the communities they serve.
C. CORRIDOR. As the civic spines that often connect center to center, corridors are places that should enhance the walking and biking environment.
E. TRANSIT STATION. Development within transit station areas can facilitate public transit use with mixes of uses and places to sit and wait that feel pleasant and safe.

GUIDELINE 02: Build on the local character and identity of the place.

Background:

Whether development takes shape within an established or emerging part of the city, each of Portland's local places are unique across the city, and new development should recognize and celebrate local identity, histories and cultures throughout. One size does not fit all, and different people use public

spaces differently. Character-giving design features, such as bridges, high-visibility intersections, civic amenities, views, historically or culturally significant places, and boundaries and transitions, should be acknowledged in the design of buildings and sites.

Cultural and social significance of sites, streets, and neighborhoods should be sought and carried forward into new development to contribute to way-finding and local identity throughout the city.

Means

A. ARCHITECTURE. Development can build on local character by using cues from established architecture, such as building proportions, patterns, and materials.
B. BLOCK PATTERN. Established blocks can provide opportunities to fill in the gaps of an existing block pattern or to carve out needed respite from the street wall; while less established blocks give new development the responsibility to determine appropriate patterns that will support walkable, safe and inclusive spaces.
C. COMMUNITY Understanding a local community's cultural values should help development complement the existing context, such as with shared spaces, local art and architecture, and programmed uses.
D. NATURE. The Pacific Northwest's unique climate and ecology can be enhanced as part of the built environment that connects people to the land and the rich histories of people who have and continue to call Portland home.

FOR GUIDELINES 01 & 02:

Area Context: Function and Place Identity

At the big-picture scale, the Conceptual Framework uses context guidance from Portland's Comprehensive Plan and its corresponding Urban Design Framework (UDF). The UDF illustrates the location and form of future change within centers, corridors and transit station areas. The UDF also identifies the city's five pattern areas, encouraging a more context-sensitive approach that considers the block pattern and natural systems of the city. These local factors are referenced in the table and together, speak to the function of the place within the larger city. Specific policies from the Comprehensive Plan are outlined in the appendix, which are intended to give guidance for how development should respond to these contexts. The Conceptual Framework also imagines a concept for context that transcends all scales – the idea of "place identity." Comprehensive Plan Policies related to "place identity" are referenced for discretionary guidelines only. These policies speak to consideration of community and cultural context, such as reinforcing local identity within historically or culturally significant places and responding to the needs of populations and cultural groups within its center. The current concept posits that "place identity" may be identified on a case-by-case basis by the applicant, property owner and community. The Neighborhood Contact requirements may provide an opportunity for discussion around the identity of a place. (See Appendix in the Concept Report)

GUIDELINE 03: Create positive relationships with adjacent surroundings.

Background:

Every site is unique, and the interactions between each site and its surroundings defines our City. Buildings should strive to develop positive relationships with their neighbors, creating appropriate connections and features that reinforce each other. When these relationships are crafted to enhance identity and express shared values, the result is compatible growth that creates a livable city.

Means

A. CONNECTIVITY Creating visual and physical links to adjacent pedestrian pathways and neighboring open spaces improves local mobility.
B. BUILDING MASSING Effective placement and proportion of building massing can create positive relationships with the desired scale of the block.
C. NEIGHBORLY BUILDINGS Designing buildings that establish respectful relationships to adjacent structures and public spaces in the placement of windows, lighting, entries, fences and location of on-site recreation spaces creates a positive environment for all users.

GUIDELINE 04: Integrate and enhance on-site features that contribute to a location's special character.

Background:

Sites that have special natural features and existing character-giving structures give identity to many of our city's unique areas. New development that integrates natural features, vegetation and scenic resources helps bring established natural patterns into the urban realm and ensures that Portland continues to be a healthy place to live. Re-using existing character-giving structures creates links to our shared history and preserves buildings that help define our communities.

Means

A. STEEP SLOPES AND HILLSIDES Designing buildings to minimize site disturbance and complement natural assets helps enhance the natural character of a site.
B. SPECIAL NATURAL FEATURES Preserving and enhancing special natural features or places reinforces context and identity. (Note: special natural features include streams, creeks, ponds, wetlands, buttes, rocky outcrops, groves of native trees, etc.)
C. PATTERN AREA TREES AND PLANTINGS Utilizing plantings and tree species appropriate to the natural ecology of the site and area enhances existing natural patterns.
D. ON-SITE CHARACTER STRUCTURES Retaining all or part of an existing character structure enhances community identity and provides links to a site's history as it evolves over time.

PUBLIC REALM

Contribute to a public realm that encourages social interaction and fosters inclusivity

GUIDELINE 05: Design the sidewalk level of buildings to be comfortable, safe and pleasant.

Background:

The successful design of commercial and residential ground floors can promote a vibrant streetscape. Because the sidewalk level of a building is most directly experienced by pedestrians, building edges should be designed at the human scale, providing features including weather protection, lighting, and multiple entries and windows. The result is increased foot traffic, social interaction and a safe and inviting pedestrian network in Portland's busiest places.

Means

A. GROUND FLOORS: The height and form of ground floors contribute to the appropriate scale and activity of the street.
B. SETBACKS: To promote an active streetscape, residential ground floors compel a more comfortable, set-back, habitable, semi-public street edge.
C. CORNERS and ENTRIES. High visibility and foot traffic volumes at street intersections and building entries make these locations the most prominent, warranting the highest level of design attention, including windows, weather protection, lighting, etc.
D. WINDOWS. Providing more "eyes on the street" helps create a sense of welcome and increases the safety and comfort for the most active places on the street.
E. WEATHER PROTECTION. Portland's busiest sidewalks necessitate protection from weather, enhancing walkability and social interaction for all ages and abilities.
F. ARTICULATION. Articulating the building mass reinforces a human scale to the street environment and offers opportunities for placemaking at the ground level.
G. LIGHTING. Lighting at entries and building corners optimizes safety where pedestrians need visibility and can also be used to enhance special features.

GUIDELINE 06: Provide an opportunity within open areas to pause, sit and interact.

Background:

Portland's densest areas benefit from occasional open spaces in the urban streetscape – such as front entry courtyards, porches and plazas – that offer respite, space for socializing, and visual and physical

relief from the built environment. Where provided, these areas should offer seating, short-term bicycle parking, and points of interest for stopping and viewing, such as art and water features that reflect the communities they serve. Open spaces should also provide trees and landscaping to create a sense of enclosure and buffer, mitigate the urban heat island effect, and integrate nature within the urban form of the city.

Means

A.	**ENCLOSURE.** Development that provides outdoor areas, including generous setbacks, front entry courtyards, porches and plazas, should design these spaces to promote activity, while providing a sense of enclosure.
B.	**SEATING.** Seating signifies welcome and hospitality to passers-by and residents, providing more opportunities for social interaction and a sense of belonging.
C.	**ART/ WATER FEATURES.** Water features and art provide inviting attractions within common open areas. Art offers a chance to reflect the identity of Portland, its communities and its history. Water features defer to the larger geographic setting of the Willamette Valley.
D.	**ACCESS TO BICYCLES.** Designing open spaces that accommodate bicycles and offer covered short-term bike parking can create opportunities for social interaction and make cycling a more attractive option for getting around.
E.	**TRANSIT.** Generous setbacks and open areas fronting transit stops can support transit use while offering opportunities for respite or interaction.
F.	**TREES AND LANDSCAPING.** Trees and landscaping in Portland's most developed areas mitigates the effects of urban heat island while offering respite and promoting health and wellness.

GUIDELINE 07: Integrate and minimize necessary building services.

Background:

Many necessary functions of a building are not designed specifically to serve pedestrians, and yet these utilities must often share locations with people, especially when space is limited. Where provided, building services, such as gas meters, mechanical equipment, vaults, vehicle areas and stormwater utilities, should be integrated so as not to detract from the pedestrian environment. These functions should defer to the primary focus of the public realm, which is to provide comfortable and pleasant spaces for people.

Means

A.	**UTILITIES.** Utilities provide needed building functions and can be well integrated or minimized to maintain a people-oriented sidewalk level.
B.	**STRUCTURED PARKING.** The quality of the pedestrian experience holds prominence over convenient parking for residents, workers and visitors.

C. VEHICLE AREAS. Successful pedestrian environments optimize spaces dedicated to people, outweighing spaces dedicated to driveways and parking lots.
D. LONG-TERM BICYCLE PARKING. Accommodations for bicycle parking should appeal to pedestrians as well as cyclists.
E. INTEGRATED STORMWATER PLANTERS. Public and private outdoor spaces can both balance the needs of people while integrating necessary stormwater functions.

QUALITY

Promote quality and long-term resilience in the face of changing demographics, climate and economy…

GUIDELINE 08: Support the comfort and dignity of residents, workers and visitors through thoughtful site design.

Background:

Internal site programming and architecture can support social well-being with design approaches that encourage a healthy level of physical activity, help prevent crime, and consider access to light, air and privacy for its inhabitants. Shared spaces, such as open areas, pathways and parking areas should be designed to feel safe and comfortable while promoting impromptu gathering and stewardship of places and people, as well as providing a source of community pride.

Means

A.	INTERNAL PEDESTRIAN CONNECTIONS Pedestrian circulation through sites offer a comfortable and welcoming experience for all users, safely linking entries and open areas.
B.	INTERNAL OPEN SPACES Establishing positive relationships between open spaces and buildings on-site promotes activity, community-building and stewardship, while creating livable and people-oriented places.
C.	INTERNAL VEHICLE AREAS Ensuring that vehicle areas do not dominate the site contributes to a pedestrian friendly and appealing environment.
D.	SOLAR ACCESS Considering solar access in site design creates pleasant internal and external spaces.

GUIDELINE 09: Design for quality, using enduring materials and strategies with a clear and consistent execution.

Background:

Portland's design overlay zones are applied to areas with the greatest concentrations of workers, residents and visitors. These areas warrant attention to detail and resistance to wear and vandalism, especially at the pedestrian scale. Development should be designed to cue a sense of welcome within public spaces and indicate private spaces through devices such as reasonable distances, buffers and level changes. Buildings should clearly convey the programmatic elements with articulation, windows and entries, using texture and depth with a consistent design expression to illustrate function, balancing the need for a high level of interest with restraint.

Means

A. **ARTICULATION:** Small modulations in the building can clearly distinguish and express the program of the building and defer to how people enter the building and use open spaces.
B. **APPLICATION OF EXTERIOR MATERIALS:** Materials can unify the design of development by accentuating a sense of hierarchy, using thoughtful repetition and providing a sense of identity.
C. **QUALITY OF MATERIALS:** Materials should embody resilience and durability in construction and details, especially within areas of high use, exposure to weather and visibility.
D. **BUILDING OPENINGS:** Windows and doors are the eyes of the building, describing the interior functions within it, while glazing provides a unifying building material with texture and depth from contrasting shadow lines.
E. **BUILDING PROJECTIONS.** Building projections, such as balconies, awnings, roof decks, railings, fencing, columns, retaining walls, lighting and stairs, when integrated into the design of the development, can reflect, highlight and complement materials, structure and form of the building.
F. **MECHANICAL SYSTEMS.** A building's mechanical systems, such as louvres, vents, intakes, and packed terminal air conditioning should preserve its human scale, especially at the ground level.

GUIDELINE 10: Design for resilience, elevating health and stewardship of the environment.

Background:

Portland's commitment to integrate nature and green infrastructure in the built environment is rooted in the acknowledgment of the greater regional climate and ecology of the Pacific Northwest. Development that includes native landscaping, bird-safe design, stormwater swales, trees, green roofs, locker rooms, bicycle parking and rain gardens helps support human and natural health, clean the air, store water and reduce energy costs by cooling buildings in the summer, and ultimately connect people to nature. Moreover, designing buildings with flexible floor plates and encouraging conservation of existing urban structures can support the city's evolution over time, while minimizing the need to demolish the city's building supply as its inhabitants' needs change.

Means

A. **RESOURCE CONSERVATION.** Prioritizing the use of existing structures, reclaimed and recycled materials and preserving trees on-site conserves valuable and valued resources.
B. **ECO-ROOFS.** Eco-roofs offer multiple benefits, including: reducing the heat island effect and providing on-site stormwater management for urban development, creating urban habitat, and making rooftops more attractive for building users.

C.	**BIRD-SAFE.** Designing buildings to be bird-safe recognizes the intrinsic value of nature in the city. Reducing bird strikes where exterior glazing reflects vegetation or sky helps to preserve biodiversity throughout Portland.
D.	**DAYLIGHT AND AIR.** Integrating natural daylight and ventilation and improving indoor air quality can increase thermal comfort and result in healthier environments for people to live and work.

DOZA TOOLS **CONCEPTUAL FRAMEWORK STANDARDS rev1** BY TENET (RE-NUMBERED) July 31, 2018

NOTES: project to comply with all required standards, and achieve 20 total points using non-required standards from any category

>56 total points available, some limited app.
>adjust total required points based on size of project?
>only 4-7 "very easy" points available

GUIDELINE	MEANS	STANDARDS	REQ'D	DETAILED STANDARD	NOTES
		0A-1 Building height to be 55 ft or less	X	REQ'D: Building height to be 55 ft or less	
CONTEXT 5 req'd standards 17 menu items 25 possible points 7 limited app. stds	2C Community	**2C-1** Add art or murals		2 pts per 20 LF of mural > 10 ft high, reflect neighborhood culture 2 pts per public Art Feature, located within 40' of front lot line	
		2C-2 Create outdoor spaces and amenities for community use (maximum 4 pts)		1 pts per 500 sf of interior public access community room (min. 20'x20' dims.) 1 pts per 800 sf of Public Outdoor Space 1 pts per 800 sf of community garden space 1 pts per 800 sf of playground space	
	3A Connectivity	**3A-1** Enhanced standards for public ped connections on street frontages	X	REQ'D: Provide pedestrian connections on sites larger than 3 acres	*limited applicability*
		3A-2 Locate entries and site circulation adjacent to public outdoor spaces		1 pts: locate a main entry within 20 ft of an existing public outdoor space	
		3A-3 Position new open spaces near existing ones		1 pts: locate a new public outdoor space within 20 ft of an existing one	
	3B Building Massing	**3B-1** Reinforce the corner		1 pts: locate building walls within 10 ft of both street lot lines, at least one wall must be 40 ft long. Highest point of building's street facing elevations must be within 25' of corner. A main entry must face street and be within 25' of corner.	
		3B-2 Articulate the building on local streets		2 pts: On local streets, large front elevations must be divided into distinct planes of 1,000 sf or less. Planes may be separated by a change in plane of 2 feet (portion of building projecting into ROW does not count), or a balcony or projection greater than 2 ft.	
		3B-4 Break up large rooflines and require flat roofs at civic corridors	X	REQ'D: Rooflines on buildings wider than 50 ft on civic corridors to be flat. On neighborhood corridors and local streets, continuous rooflines shall not exceed 100 ft in length, and must be separated from adjacent rooflines by a height difference of 3 ft minimum.	
	3C Neighborly Buildings	**3C-1** Locate public entries a minimum distance from R-zones	X	REQ'D: locate main entrances >30 ft away from adjacent R-ones	
		3C-2 Reduce light overspill and shield light sources	X	REQ'D: 80% of exterior lighting facing adjacent lots must be full cutoff/fully shielded fixtures	
	4B Special Natural features	**4B-1** Integrate natural water features		3 pts: integrate an existing natural water feature on site into the design	*limited applicability*
		4B-3 Preserve significant native vegetation (>10% of site)		1 pts: preserve existing native vegetation areas totaling minimum 10% of site area, in areas greater than 400sf each	*limited applicability* *could affect density*
		4B-5 Ensure visual connections between public spaces and special natural features		2 pts: create a visual connection between adjacent sidewalks and existing special natural features on site. Connection must be 20 ft clear width or greater.	*limited applicability* *could affect density*
		4B-6 Create on-site outlooks to volcanic buttes		2 pts: create a level outdoor area on grade that provides an unobstructed view to a volcanic butte no more than 1 mile away from a minimum 20'x20' area. +2 pts additional if the area is a public outdoor area.	*limited applicability*

	4C Pattern Area Trees & Plants	**4C-2** Provide 30% native plantings		1 pts: 30% of all on-site landscaping to be native plantings	
		4C-3 Tree species mix appropriate to pattern area		1 pts: 80% of on-site trees to be appropriate to pattern area (list TBD, but deciduous at west, coniferous at east, mix at inner)	
		4C-5 Groups of doug fir trees for large sites (East)		2 pts: At eastern pattern area, integrate groupings of doug fir trees (minimum 5 trees per grouping, max. 15 ft spacing, minimum 1 grouping per 20,000 sf site area)	
PUBLIC REALM 10 req'd standards 7 menu items 13 possible points 0 limited app. stds	5A Ground Floors	**5A-1** Minimum ground floor heights	X	REQ'D: minimum ground level floor-to-floor height, depending on use. Ground level commercial minimum 15'. Ground level live-work minimum 20' height and 25' maximum depth. Ground level residential minimum 12 ft. No ground floor dwelling units on civic corridors.	
		5A-2 Encourage individual unit entries for residential street frontages		3 pts: on non-civic corridor streets, provide exterior main entries for 80% of street-facing dwelling units	
	5B Setbacks	**5B-1** For ground floor residential, require front setbacks		2 pts: provide 10' setback at 80% of street-facing dwelling units. Include two "layer" elements (low wall/fence, low shrubs, one small tree, berm, grade change 2ft+)	
	5C Corners & Entries	**5C-1** Limit distance from structural columns to entry	X	REQ'D: minimum distance (measured in plane of wall) from center of main entrance nearest column to be 10 ft. For a single swing door, this only applies to latch side of door.	
		5C-2 Weather protection at entries	X	REQ'D: at one main entrance per street lot line, provide weather protection for 6' beyond entry wall, minimum 2' wider than main entry door.	
	5D Windows	**5D-3** Increase upper floor window %	X	REQ'D: provide 25% glazing at upper floors on the main street-facing façade	
	5E Weather Protection	**5E-1** Minimum depth for all canopies	X	REQ'D: All projecting canopies shall extend minimum 6' from exterior walls or 4' onto sidewalk, whichever is less.	
		5E-2 Height range standards for weather protection	X	REQ'D: Canopies and weather protection to be minimum 10 ft from grade	
		5E-3 Weather protection along transit street facades and at public outdoor spaces	X	REQ'D: For buildings wider than 50' at transit streets, provide weather protection along 20% of exterior street-facing wall. Provide weather protection at all doors facing public outdoor spaces.	
	5G Lighting	**5G-1** Require regularly spaced lighting at street-facing facades	X	REQ'D: At street facing facades, provide exterior lighting spaced at 30' o.c. minimum, located maximum 15' above sidewalk level. No uplighting allowed. Lighting on streets that are not civic corridors or neighborhood corridors to be full cutoff/fully shielded.	
	6C Art & Water Features	**6C-1** Provide art and/or water features at open areas		1 pts: for each water feature or art feature on site, located in a public outdoor space or within 20' of a street lot line	*See definitions (SRH)*
	6E Transit	**6E-1** Provide seating, rails, weather protection at open areas/setbacks near transit stops		1 pts: provide 10 lf of seating surface or leaning rail within 50' of transit stop 2 pts: provide 10 lf of publicly accessible weather prot. w/in 50' of transit stop	
	7A Utilities	**7A-1** Screen utilities and place a minimum distance from main entrance	X	REQ'D: locate elec & gas meters minimum 20' from main entrance	*May be difficult for small sites. Applicant may not have control over utilities in ROW.*
		7A-2 Encourage placement of utilities below grade, in parking or loading.		1 pts: locate all elec & gas meters, elec panels and backflow enclosures in below grade vaults or in covered parking/loading areas	*Could have large cost implications in certain scenarios*
	7C Vehicle Areas	**7C-2** Setback parking from transit street (reduced for tuck-under)	X	REQ'D: at transit streets, no parking allowed within 35' of front lot line (reduced to 20' for tuck-under parking)	*Already addressed by many plan & ped district standards? (SRH)*
		7C-4 Setbacks for residential units facing parking lots		3 pts: 80% of ground floor dwelling unit entrances facing vehicle areas to be set back 10' from vehicle area edge. Include two "layer" elements (low wall/fence, low shrubs, one small tree, berm, grade change 2ft+)	
QUALITY 10 req'd standards 9 menu items	8A Internal Ped Connections	**8A-1** Windows and entries facing on-site ped circulation	X	REQ'D: exterior walls facing on-site pedestrian circulation to have minimum 20% windows.	*May be limited in some cases by proximity to property lines. Testing may reveal more. (SRH)*

18 possible points
1 limited app. stds

		8A-2 Minimum width between building walls	X	REQ'D: minimum 12' between exterior walls of opposing dwelling units	
		8A-3 Minimum clear height for ped connection	X	REQ'D: minimum 9' clear height above pedestrian walkways	*limited applicability may not be needed*
	8B Internal Open Spaces	**8B-1** Offset windows for walls facing each other and closer than 20 ft apart	X	REQ'D: when exterior walls of opposing dwelling units are less than 20 ft apart, windows facing each other shall be offset by a minimum of 4' (measured from centers of windows)	
		8B-2 Windows, entries and seating for Internal Outdoor Common Areas	X	REQ'D: at Internal Outdoor Common Areas, provide minimum 20% glazing at adjoining exterior walls, minimum 4 lf of seating surface per 100 sf, and at least two main entrances or dwelling unit entrances adjoining area.	
		8B-3 Dwelling units entrances facing Internal Outdoor Common Areas	X	REQ'D: Include two "layer" elements in front of dwelling unit entrance (low wall/fence, low shrubs, one small tree, berm, grade change 2ft+)	
	8C Internal Vehicle Areas	**8C-2** Paver / upgraded materials % at vehicle areas	X	REQ'D: At uncovered vehicle area surfaces, provide minimum 20% pavers or pervious paving materials	
		8C-5 Standards for ground floor residential facing vehicle areas.	X	REQ'D: 80% of ground floor dwelling unit entrances facing vehicle areas to be set back 10' from vehicle area edge. Include two "layer" elements (low wall/fence, low shrubs, one small tree, berm, grade change 2ft+)	*Could discourage exterior/individual entrances for ground floor dwelling units? (SRH)*
	8D Solar Access	**8D-2** Maximum height/width ratio or internal open spaces that are x% enclosed		2 pts: Exterior walls at outdoor spaces more than 75% enclosed are limited to 2x the shortest width of the outdoor space	*Meant to prevent "canyon-like" outdoor spaces*
	9C Quality of Materials	**9C-1** Use approved materials for buildings larger than 5,000 sf	X	REQ'D: see attached materials list	
		9C-3 Wrap front façade materials around blank side walls		1 pts: materials palette used on street-facing façade must extend along all side walls facing side lot lines for a minimum depth of 20 ft	
	9D Building Openings	**9D-3** Minimum outside reveal depth for glazing, reduce if using trim	X	REQ'D: at minimum 80% of street facing façade windows, provide perimeter trim min. 3 1/2" wide or recess window glazing minimum 4" back from exterior wall surface	*Consider making this optional, recessing windows can either add significant cost or reduce weather resistance. Also antithetical to much of modern design. (SRH)*
	9F Mechanical Systems	**9F-1** Place electrical meters/panels and gas meters within building recesses		2 pts: locate elec meters/panels & gas meters in alcoves 1 pts: locate elec meters/panels minimum 20' from street lot line	
		9F-3 Screen elec meters/panels & gas meters		1 pts: provide screening to L2/F2 standard to hide elec meters/panels and gas meters from street	
	10A Resource Conservation	**10A-1** Preserve existing structures		3 pts: preserve >50% of an existing structure on site (minimum 2,000 sf of building)	
	10B Eco-roofs	**10B-1** Provide eco-roofs		3 pts: install eco-roofs totaling > 5,000 sf	
	10C Bird-safe	**10C-1** Provide bird-safe glazing		3 pts: provide bird-safe treatments for 50% of building glazing	
	10D Daylight & Air	**10D-1** Provide cross-ventilation for residential units, operable windows, balconies, courtyards		2 pts: at all corner dwelling units, provide at least one operable window in each exterior wall, minimum vent are 7sf	
Rev1	10E Heat Island - Roof	**10E-1** Provide roofs meeting Energy Star Reflective Roof Product requirements		1 pt: provide Energy Star reflective roof products at 90% of the building coverage area.	
Rev1	10F Heat Island - Vehicle Areas	**10F-1** Provide shading for 50% of vehicle area hardscape		1 pt: provide shade for at least 50% of vehicle areas with covered parking structures, reflective shade structures (SRI>75), solar panels, vegetated structures or trees. Areas using open grid pavers will be considered shaded.	

DEFINITIONS

Art Feature	A man-made sculpture or art installation, minimum size 8'x8'x8', approved by local arts organization	*RACC or other approvals may be onerous (SRH)*
Internal Outdoor Common Area	A shared outdoor area for building residents and visitors, used to meet the base zone outdoor area requirement and located more than 10 ft from a public sidewalk, minimum 20'x20' and 500 sf.	
Public Outdoor Space	A pedestrian oriented outdoor space designed for public use and located within 10 ft of a public sidewalk. Minimum size 20'x20', >50% enclosed by building walls, 80% hardscape, 50% of surface area within 3 ft of sidewalk. Must adjoin sidewalk or be connected with a walkway >10 ft wide. Must include 4 lf of seating surface per 100 sf.	*Does not include a tree or landscaping requirement, anticipate that the base zone standards will prompt inclusion of landscaping. Does not include glazing requirement. (SRH)*
Seating Surface	An outdoor architectural element designed for pedestrian seating constructed of concrete, wood or masonry. Top surface to be flat, located 16-24" from grade, and minimum 18" deep.	
Special Natural Feature	A significant (minimum 1,000 sf) existing natural feature of scenic value, including streams, ponds, groves of doug fir trees and rock outcroppings.	*Definition needs some work (SRH)*
Water Feature	A man-made stream, pool, waterfall or other similar physical feature with permanent moving water and measuring minimum 2' in any direction and 10' in length.	

DOZA Tools – Mini-Session
DRAFT 07/06/18
Topics for Discussion: STANDARDS APPROACH FOR MATERIALS -v4

Proposed Approach for Testing: Allow Materials

Uses a list of tried and true materials that are allowed everywhere and offers flexibility to use other materials up to 20%, with special consideration for ground floors. Exempts smaller buildings from this standard.

1. Allow a LIST OF APPROVED MATERIALS* that are ok everywhere
2. Allow all other materials:
    a. Up to 20% of the total building exterior ABOVE THE GROUND FLOOR
    b. Up to 20% ON THE GROUND FLOOR
3. Exempt:
    a. new construction under 5000 SF and
    b. Alterations (TBD)
4. Town Centers and Civic Corridors are treated the same as everywhere else – except for the use of fiber cement, see below.

*LIST OF APPROVED MATERIALS

- Brick
- Traditional stucco or backer board based stucco
- Wood – protected from elements, 6 inches above foundation if ground floor
- Metal wall cladding:
    - Must use factory applied coat finish
    - Panels must be 20 gauge or lower and be 12" wide and less
    - Ribbed panels must be 24 gauge or lower, ribbed 90 degrees, rib width of 4" or less and depth of 1.5" or greater
- Fiber cement:
    - Must use "through color" or "intrinsic color"
    - Panels greater than 6 inches wide must have a density greater than 80 lbs/cu ft
    - Planks must have reveal of 6 inches wide or less / planks are 6 inches or less in width and 5/8" or thicker can be used except within Town Centers and Civic Corridors

- Glass – no greater than over 30% of building façade may be covered in glass without bird-safe protection

- Sustainably harvested?
- Renewable?
- Life cycle cost (quantifiable?) = X

- Foundation material – Plain concrete block or plain concrete may be used as foundation material if the foundation material is not revealed more than 2 feet above the finished grade level adjacent to the foundation wall and does not count towards the 20% of the total building exterior allowed to use materials not on the approved list

Design Scenario Sites and Programs

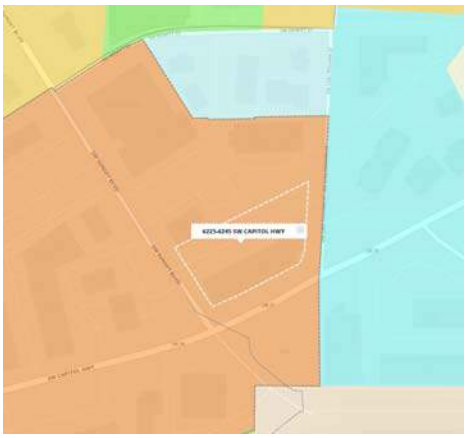
	Western	Inner	Eastern
Mixed Use	6363 SW Capitol Hwy (OnPoint and cuttlefish)	2450 SE 37th Ave	11010 SE Division St
Multi-Dwelling	7909 SW 31st Ave	6906 N Greenwich Ave	300 SE 148th Ave

	PATTERN	Town center	N-hood center	Civic corridor	N-hood corridor	City Gway	Transit	ZONE	NOTES? *negative*
2450 SE 37th Ave	I	Belmont/ Hawthorne / Division			Division			CM2 *dm*	Division Street PD
6906 N Greenwich Ave	I			near Inter-state			near Rosa Parks Transit N-hood	RH*d*	Used CDS
11010 SE Division St	E			Division				CE (CG)	
300 SE 148th Ave	E		Rosewood		148th		Transit N-hood	RH*d*	Long narrow site
6363 SW Capitol Hwy	W	Hillsdale			SW Capitol Hwy			CM2 *dm*	Not very built-out program
7909 SW 31st Ave	W		Multnomah Village					R1*d*	

Mixed Use – Western

6363 SW Capitol Hwy

- 7,056 sf; OnPoint, cuttlefish, wine shop; parking lot in rear; permit valuation $1,300,000; 2014
- From field trip
- CM2dm (built as CSd)
- Community Design Standards
- In Hillsdale Plan District but plan district does not do much (ignore plan district)
- Originally designed for four tenants, but current breakdown is: Oak & Olive 1,956 sf ground + 395 sf mezz., OnPoint 3,136 sf ground, Cuttlefish & Corals 1,334 sf ground + 394 sf mezz.
- Design exercise only includes west portion of the site with new building - does not include existing building and parking on the east half of the site that is in the same ownership



Mixed Use – Inner

2450 SE 37th Ave

- 81 units with ground floor retail (Pinolo Gelato and Collage); 55,307 sf; permit valuation $5,361,195; 2013
- Target unit mix is 4 studios, 64 1beds and 11 2beds (doesn't add up to 81 units)
- About 1,500 sf of retail +/- on ground floor (?), two separate tenants.
- CM2 (built as CS)

PROJECT INFO

4-story apartment building: 81 residential units

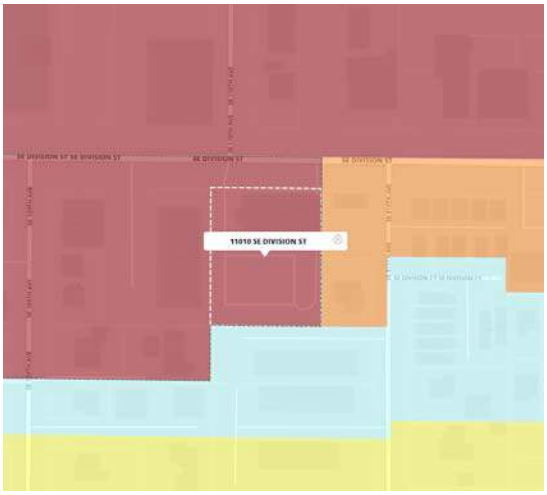
Address	2450 SE 37th Ave
Architect/Developer	SK Hoff
Permit #	13-137610
Zone	CS – Storefront Commercial
Overlays	b - Buffer, m - Main Street Corridor
Comp Plan	UC – Urban Commercial
Year Built	2013
Procedure Type	Permit Review
Neighborhood	Richmond
Building Area	51,865 sq ft

ZONING MAP

Mixed Use – Eastern

11010 SE Division St

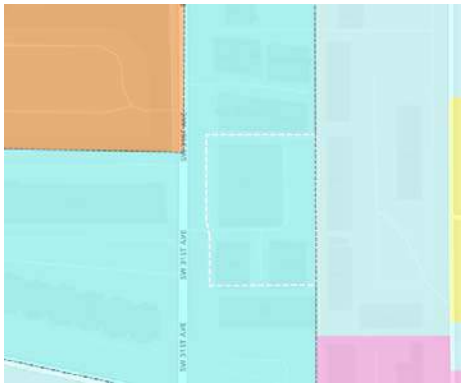
- Office with ground floor retail; 19,950 sf; construction valued at $1,500,000; 2007
- CE (was built as CG) – ***treat as CM2 for the purposes of testing***
- Not in Assessment
- No drive through required for testing.
- DECA notes it had trouble finding tenants but thinks site should be fine. Note that site is about 3x the depth of the building.

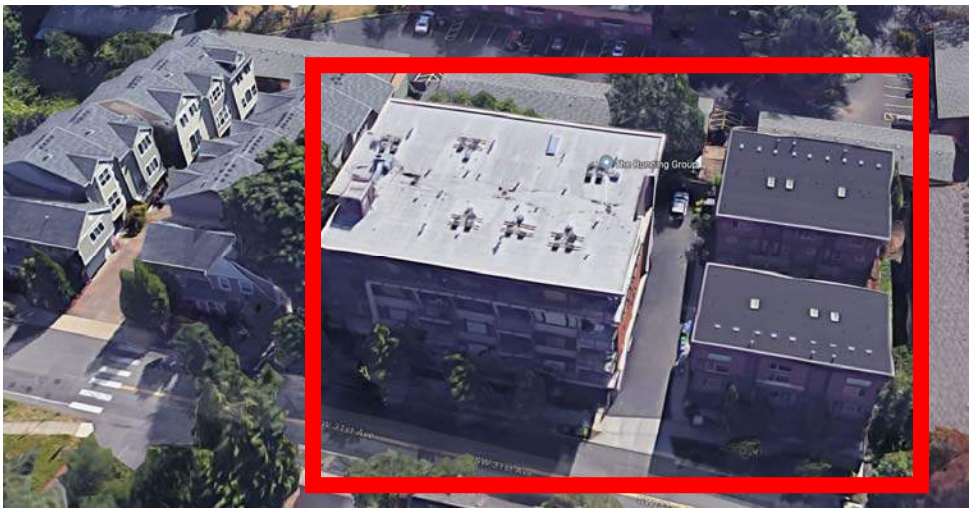


Multi-Dwelling – Western

7910 SW 31st Ave

- North section: 23 condos under parking garage; 31,153 sf; construction value $3,400,000; 2006
- North section: 23 units, (19) 1bed, (3) 2bed, (1) 3bed
- 27 parking spaces
- South section: 2 triplexes; 6,025 sf each; permit valuation $335,000 each; 2007
- R1d → RM2d (use RM2 zoning)
- Not in assessment but we saw it on our tour

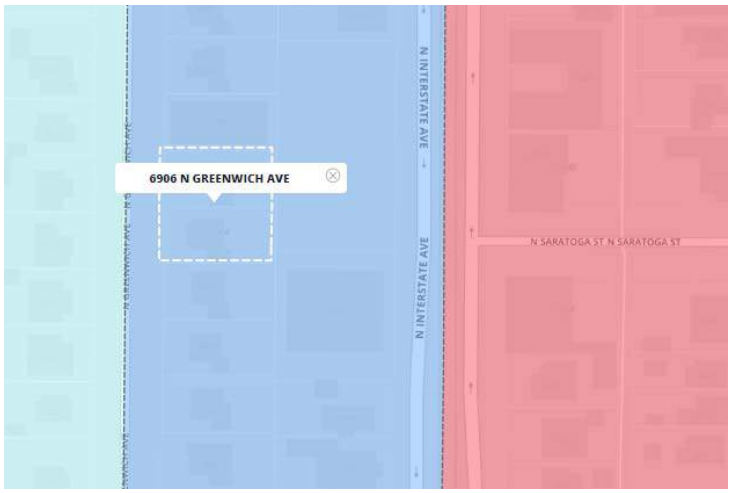




Multi-Dwelling – Inner

6906 N Greenwich Ave

- 23-unit apartment building; 21,080 sf; 2014; permit valuation $2,050,873
- (6) studios with open room, (11) 1beds, 6 1beds w/ open room
- No parking provided
- RHd → RM3d
- Community Design Standards



Multi-Dwelling – Eastern

300 SE 148th Ave

- 30-unit apartment building; 23,664 sf; 2009; permit valuation $2,210,515
- (30) 2bed units
- RH → RM3
- Community Design Standards
- 94' wide – would just meet 90' lot width minimum for Rosewood and other centers in BHD, so could be good to use

PROJECT INFO

30 unit apartment building

Address	300 SE 148th Ave
Architect/Developer	Sterling Construction Services
Permit #	09-144452
Zone	RH – High Density Residential
Overlays	d - Design
Comp Plan	RH - High Density Multi Dwelling
Year Built	2010
Procedure Type	Permit Review
Neighborhood	Glenfair
Building Area	23664 sq ft

ZONING MAP

deca architecture.inc

MEMO **COMMENTS AND FINDINGS ON STANDARDS & GUIDELINES** **DRAFT**

Date: Sept 13, 2018

By: Shem Harding, David Hyman – DECA Architecture
Kate Howe, Matt Roewe – VIA Architecture
David Horsley, Joanne Le – DAO Architecture

Project: Portland DOZA Tools

Re: Comments and Findings on Standards & Guidelines

This memo summarizes the design team's findings and recommendations regarding the DOZA Conceptual Framework Design Standards dated July 31, 2018 and the Design Guidelines dated July 17, 2018. Both documents were used in preparation of twelve concept design scenarios on six sites with drawings dated September 7, 2018.

GENERAL COMMENTS: GUIDELINES

1. The current format of the "means" reads like a checklist, and could encourage the fragmented, "checklist" style approach mentioned in the general comments above. Providing photos and project examples not organized by a main heading would be more appropriate.
2. The guidelines seem reasonable and offer a lot of room for interpretation. However, some applicants may feel they lack clarity, especially in how far a project must go to meet the guideline. How many means must be achieved to meet a guideline?
3. Many of the guidelines seem written with very active urban sites in mind; however, much of the current d overlay in outer pattern areas is not as urban and active as these guidelines would imply. We recommend ensuring the guidelines match the true intent of where the d overlay is to be applied.
4. Is there an "escape hatch" from the guidelines for cutting-edge, innovative design that may not meet guidelines?

GL1 Create positive relationships with adjacent surroundings

5. Guidelines 1 and 2 have the potential of contradicting each other when the reality of an existing area is the opposite of the desired character indicated by the urban design framework. In these situations, which is more important?

GL2 Create positive relationships with adjacent surroundings

6. If there is no distinctive local character and identity, is this guideline not applicable?
7. If the site is in an area where the local identity is undesirable or contradicts the urban design framework, should the project be discouraged from responding to local character? Perhaps the guideline direction should include reference to building identity in a way that supports the urban design framework.

GL3 Create positive relationships with adjacent surroundings

8. Can this guideline address compatible building scale, or is that too closely linked to height and FAR?

GL4 Integrate & enhance on-site features that contribute to a location's special character

9. This may not be very applicable for new development in the Inner and Eastern pattern areas. Additionally, the wording of the guideline should be expanded to include potential nearby natural features as described in the means, not just those existing on site.
10. Given that the d overlay is applied primarily in urban areas, the applicability and value of this guideline is questionable. Perhaps these ideas could be addressed in GL 2 or 3.

GL5 Design the sidewalk level of buildings to be comfortable, safe and pleasant

11. The direction to create more pedestrian friendly building edges could discourage placing residential entries that need a degree of privacy along these edges. Large setbacks for these entries help, but are very costly from a development perspective. Perhaps this guideline could provide acceptable examples of residential entries that do not require large setbacks.
12. The reference to "Portland's busiest places.." may not match much of the d overlay in the outer pattern areas.

GL6 Provide an opportunity within open areas to pause, sit & interact

13. Is the intent to spur creation of new open areas, or only address open area if they are proposed as part of the project?
14. Does this only apply to open areas that are close to the street and/or public spaces?
15. Is the intent that this would apply everywhere in the d-overlay, or just denser and more pedestrian oriented areas?
16. Clients often object to these spaces because they may be used by homeless people or campers.

GL8 Comfort & dignity through thoughtful site design

17. For many infill projects, site area not occupied by building is minimal to nonexistent. Should this guideline apply to the slivers of site area left over, or also encompass balconies, decks, roofs and other exterior surfaces? Should it encompass interior common spaces of a large building?

GL10 Design for resilience

18. The listed means seem arbitrary and several common items are omitted. Should sunscreens be included?
19. Is the guideline meant to encourage exterior features only? Many design features would meet guideline 10, but not be visible on the exterior or from the public realm (energy efficiency, recycled & healthy materials, indoor air quality, etc.). Will these meet the guideline?
20. Will building with no parking or vehicle areas be judged as resilient?

GENERAL COMMENTS: STANDARDS

21. Designers found the organization of the standards (by tenet) very difficult to use. We recommend grouping by required and non-required standards, or grouping by physical aspect of the building (site, façade, etc.). Organizing typology-specific points toward the end (commercial points vs. residential) may also help.
22. We recommend increasing the number of "flexible" points available, which may make the system more complex. Residential projects with less dense sites have many points available (at least 9 apply only to residential), but all-commercial projects and infill projects on tight sites have limited options for flexible points. Organizing available points by project size may also be a useful concept.
23. Consider adding a list of "amenities" for non-residential buildings, including outdoor seating adjacent to retail, large doors at retail spaces, hardscape upgrades, enhanced ground level glazing, etc.
24. Several of the amenity points (art, murals, etc.) do not significantly drive building design, and have the potential to feel "tacked on" and not integral to the project. We recommend higher values for items that are fundamental to the building design (i.e. public outdoor spaces) and lower values for "add-ons".
25. Should the points for amenities be repeatable and cumulative or be limited to only one use per amenity? This needs to be clarified.
26. Many building owners object to pedestrian amenities that could encourage loitering or camping such as benches, weather protection, etc.

2C-1 2 PTS: Add art or murals

27. Consider requirements for mural proximity to street and visibility from public sidewalks and streets.
28. Consider limitations on substrate materials to ensure quality, longevity and aesthetics.
29. Is the intent to award multiple points for murals over 20 ft wide, or should there be a limit on points achieved via murals?
30. Art and murals valued too high, outdoor spaces too low. Outdoor spaces are tough to achieve for infill sites.

2C-2 1 PTS: Create outdoor spaces and amenities for community use

31. Consider adding more amenity options for points, including common areas that are internal to the site. Or perhaps internal common areas are adequately addressed by the new BHD standards?
32. These points are more difficult for infill sites to achieve than outer sites

3A-2 1 PTS: Locate entries adjacent to public outdoor spaces

33. This point is more difficult for infill sites to achieve than outer sites.
34. The design principle seems self-evident, may not be worth constructing a point for.

3B-1 1 PTS: Reinforce the corner

35. This should be valued higher. Consider a more sophisticated standard that recognizes corner open space, rewards significant signage, discourages corner residential lobbies and encourages corner retail entries.

3B-2 2 PTS: Articulate the building on local streets

36. Consider encouraging this on neighborhood corridors as well as local streets. For non-corner sites this may not be an option.
37. This should be worth more points.
38. Consider allowing this option for all street types and basing the minimum articulation plane size on a % of total elevation area.

3B-4 REQUIRED: Break up large rooflines, provide flat roofs at Civic Corridors

39. May be too prescriptive, consider eliminating. Problematic in the western pattern area where sloping sites prompt sloping roofs. Combined with the minimum floor-to-floor height, this presents challenges for buildings on sloped sites.

3C-1 REQUIRED: Locate public entries a minimum distance from R-zones

40. Clarify that this does not apply to narrow sites where the standard cannot be met.
41. Clarify that this does not apply to individual dwelling unit entries.
42. Consider making the requirement a minimum distance from zones R1 or less.
43. Consider making this a "flexible" point-based standard.
44. Is this really a problem given the planned distribution of the d-overlay?

4B-1 3 PTS: Integrate natural water features

45. Very limited applicability, consider eliminating.

4B-3 1 PTS: Preserve native vegetation

46. Difficult to achieve for small or infill sites.
47. Consider refining to reflect caliper inches of trees preserved.

4B-6 2 PTS: Create on-site outlooks to volcanic buttes

48. Consider increasing maximum required distance to volcanic butte.
49. Would an upper story deck or other elevated viewpoint meet the intent of the standard, or does it have to be on grade?

5A-1 REQUIRED: Minimum ground floor heights

50. Expensive and challenging to achieve, consider lowering requirements and offering points for additional height.
51. Could impact stories achievable within base zone height limits; ensure this is coordinated with these limits.
52. Increased ground floor height will impact requirement for aerial fire apparatus access for 3 story buildings (required for buildings over 30 feet in height)

5A-2 3 PTS: Encourage individual unit entries for residential street frontages

53. Consider awarding point based on % of units that provide street facing entries

5B-1 2 PTS: Minimum front setbacks for ground floor residential

54. BHD is proposing a mandatory minimum 10 ft front setback for RM1, RM2 and RM3 zones already. Should the points only be available for projects in the C zones?
55. Requiring a grade change element could pose ADA issues.

5C-2 REQUIRED: Weather protection at entries

56. This should be combined with other canopy/main entrance standards to create a cohesive standard. Not necessary to be 2 feet wider than entry door.

5D-3 REQUIRED: Increase upper floor windows (min. 25% at street-facing facades)

57. Add points for providing glazing beyond 25%

5E-1 REQUIRED: Minimum 6 ft depth for all canopies

58. A minimum canopy depth of 6 feet can have significant structural and cost implications, especially with light wood frame construction. 4 or 5 feet would be better. Is the intent to apply to all canopies on site, or just street facing ones?

6E-1 1 or 2 PTS: Seating, rails, weather protection near transit stops

59. Increase points offered for this, as it is high-value and may have negative impacts on building occupants.

7C-4 3 PTS: Setbacks for residential units facing vehicle areas

60. Very challenging for infill and many outer sites to meet.

9C-1 REQUIRED: Use approved materials for building large than 3,000 sf

61. Increase building size threshold
62. It's difficult to justify one metal panel profile as allowed while others are not allowed, as great architecture can be created with both. Requiring intrinsic color fiber cement adds cost to a project, as these materials are more expensive than Hardie panel and many of them are made overseas and subject to potential tariffs, etc. Requiring intrinsic color limits color choices significantly.

9D-3 REQUIRED: Minimum outside reveal depth for glazing, reduce if using trim

63. Trim forces a traditional look and inset windows may pose a waterproofing issue. Is there another way to enforce quality or define what is not acceptable?
64. Addressing street façade only is more economical, but encourages lower quality on other facades.

9F-1 1 or 2 PTS: place electrical meters/panels and gas meters within building recesses

65. Create a single standard that addresses meter alcoves, location and screening and award points accordingly.
66. Does an enclosed electrical room achieve these points?

10A-1 3 PTS: Preserve >50% of an existing structure on-site

67. Consider awarding points proportional to amount of existing building preserved.

10C-1 3 PTS: Provide bird-safe glazing

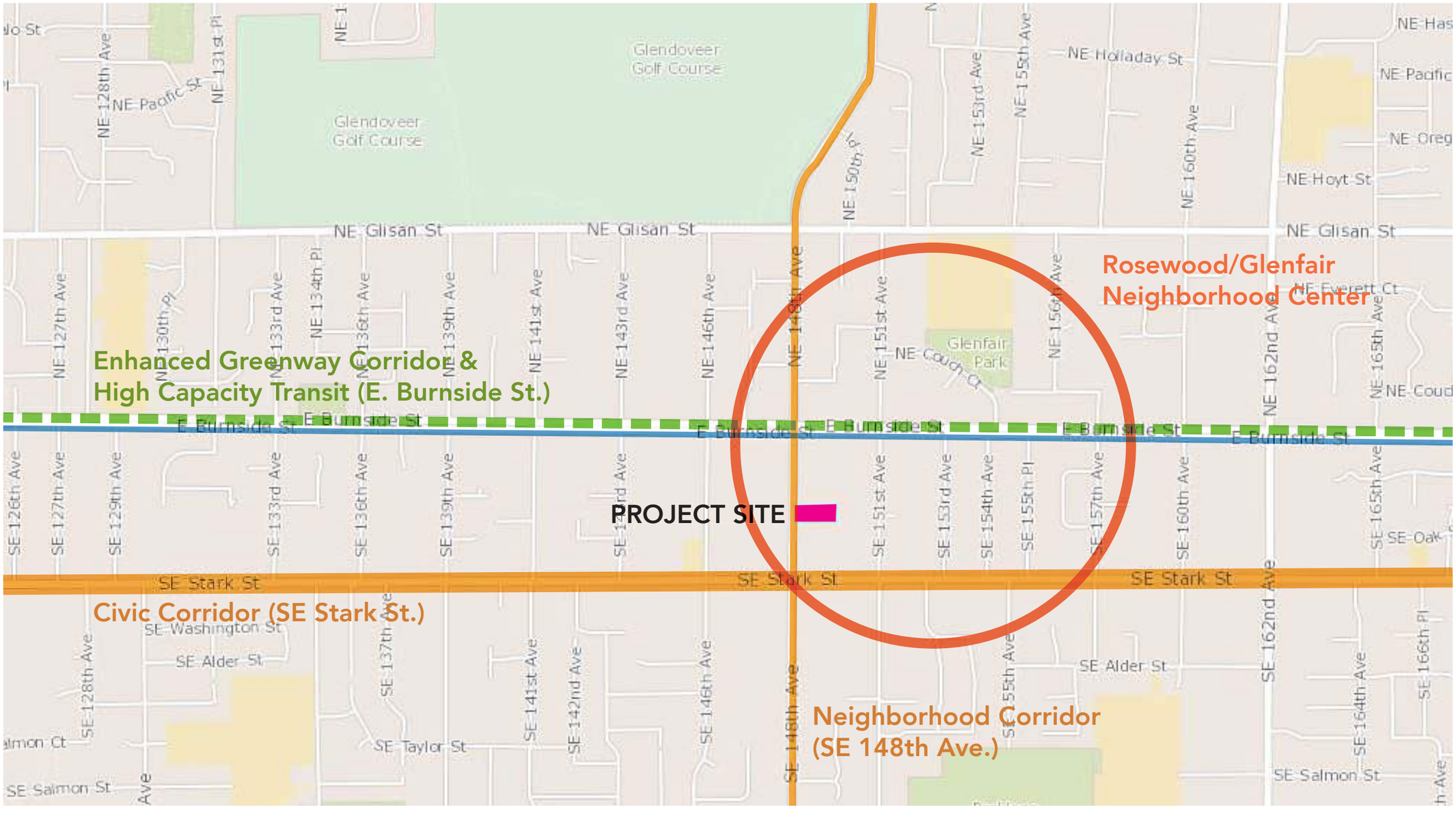
68. The team is concerned that this requirement is onerous and not researched thoroughly enough. There are few glazing options available that meet the standard in a manner compatible with most buildings, and no options available for most standard residential window applications.

10F-1 3 PTS: Provide shading for 50% of vehicle area hardscape

69. Can infill buildings with little or no parking be rewarded under this category?

GENERAL COMMENTS: STANDARDS vs GUIDELINES

70. The guidelines address context better than standards, which is a natural result of comparing a discretionary review method with an objective, one-size-fits-all approach. However, a point based standards system has flexibility to value standards based on location or other contextual factors without writing unique rules for every neighborhood in the City. We recommend using the point system to address contextual priorities in a simple way.
71. In general, design standards do not result in as cohesive of a design as guidelines. The guidelines have a holistic sensibility that keeps applicants focused on the larger picture, whereas standards provide a fragmented "checklist" approach that does not address the total impact of the project.
72. The proposed organizational structure implies an equivalency between guidelines and standards. Equating design standards that may be less stringent with a specific guideline can help the applicant create a counter-narrative to a discretionary interpretation by the City.
73. Many applicants' willingness to go through design review depends on the challenges imposed by standards. Is the intent that standards be more challenging for certain project types to encourage them to undergo design review?
74. The standards may impose more of a cost burden on a project than the guidelines, whereas the design review process may impose more of a time burden on applicants. For the design standards, what is the intended impact on project cost?
75. The proposed standards are more flexible than the current design standards, and allow for more creative approaches to building design. However, they impose more of a cost burden on applicants than the current standards.



DOZA TOOLS EASTERN SITE (MULTI-FAMILY) **VICINITY MAP**

SITE AERIAL

SCALE: 1" = 50'

0 12' 25' 50' 100'

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SITE SUMMARY

Zoning:	RM3 (RH)
Pattern Area:	Eastern
Center:	Rosewood/Glenfair
Neighborhood Center	
Site area:	26,839 sf / 0.62 acres
Existing Building:	23,664 sf / 3 stories
Dwelling Units:	(30) 2 bedroom apartments
Parking:	14 stalls (+ illegal fire lane parking)

Existing Building

The existing building could be made to meet the proposed standards with moderate alterations including: modifying ground floor height, modifying the main entry column, adding weather protection, moving the utility meters and some other minor items. The building can achieve 5-10 points with minimal changes, but significant amenities (art, outdoor space, etc.) need to be added to achieve 20 points.

EXISTING CONTEXT
Site context includes a mix of single family homes, low-rise apartments and auto-oriented commercial uses. SE 148th Ave is 80 feet wide and feels more like a Civic Corridor than a neighborhood corridor. Some new development is occurring along the major transit corridors (Burnside & Stark)

SITE PLAN

BUILDING SUMMARY

Building coverage:	8,700 sf / 34%
Building height:	3 stories / 30 ft
Building area:	26,100 sf
Dwelling units:	(30) 2 bedroom apartments
Parking	9 stalls + 1 ADA
Bike parking:	within each dwelling unit

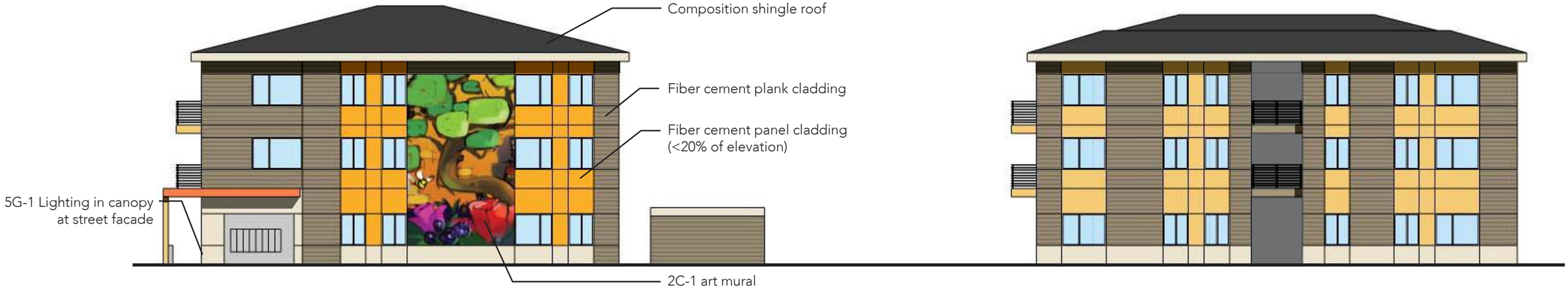
STANDARDS POINTS

2C-1	add mural	+2
2C-2	800 sf community garden	+1
2C-2	800 sf playground	+1
4C-2	30% native plantings	+1
4C-3	pattern area trees	+1
4C-5	group of doug firs	+2
5A-2	street-facing unit entries	+3
5B-1	layer and set back street entries	+2
9C-3	wrap front materials	+1
9F-1	meters in alcove	+2
	meters min. 20 ft from street	+1
9F-3	screen meters	+1
10D-1	cross ventilation for corner units	+2
	total	+20 points

NARRATIVE

With a narrow, deep site and a large required rear setback, the building is situated in two segments with parking between. The structures are economical wood frame construction on a slab, with exterior stairs efficiently serving units. The rear setback creates generous open space, but pushes dense development to the front of the site, leaving little room for circulation or buffering.

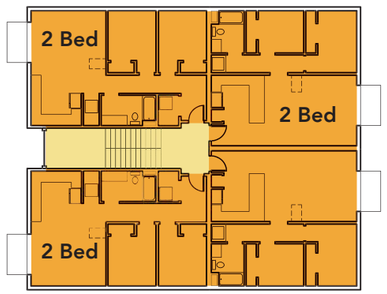
WEST ELEVATION facing SE 148th Ave



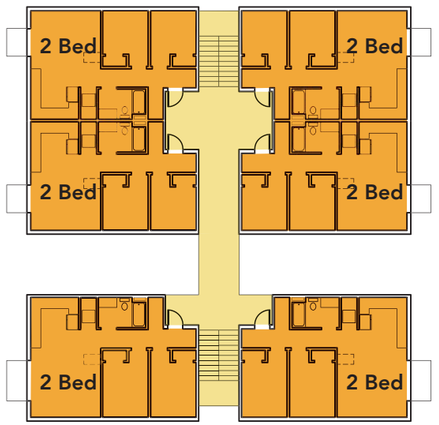
SOUTH ELEVATION facing adjacent apartment building to south

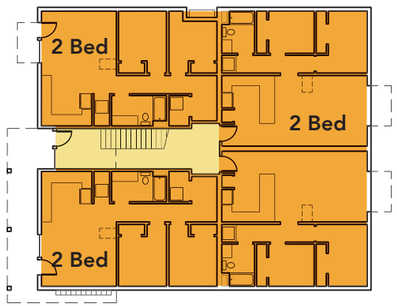
SCALE: 1/16" = 1'-0'

0 4' 8' 16' 32'

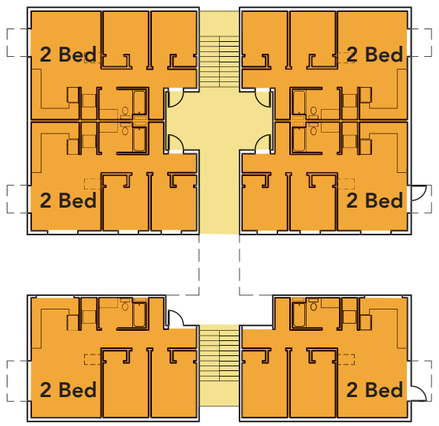


FLOOR PLAN Levels 2 & 3





FLOOR PLAN Ground level



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4C-5	group of doug firs	+2
5A-2	street-facing unit entries	+3
5B-1	layer and set back street entries	+2
9C-3	wrap front materials	+1
9F-1	meters in alcove	+2
	meters min. 20 ft from street	+1
9F-3	screen meters	+1
10D-1	cross ventilation for corner units	+2
	total	+20 points

NARRATIVE

With a narrow, deep site and a large required rear setback, the building is situated in two segments with parking between. The structures are economical wood frame construction on a slab, with exterior stairs efficiently serving units. The rear setback creates generous open space, but pushes dense development to the front of the site, leaving little room for circulation or buffering.

DOZA TOOLS EASTERN SITE (MULTI-FAMILY)

View from SE 148th Ave

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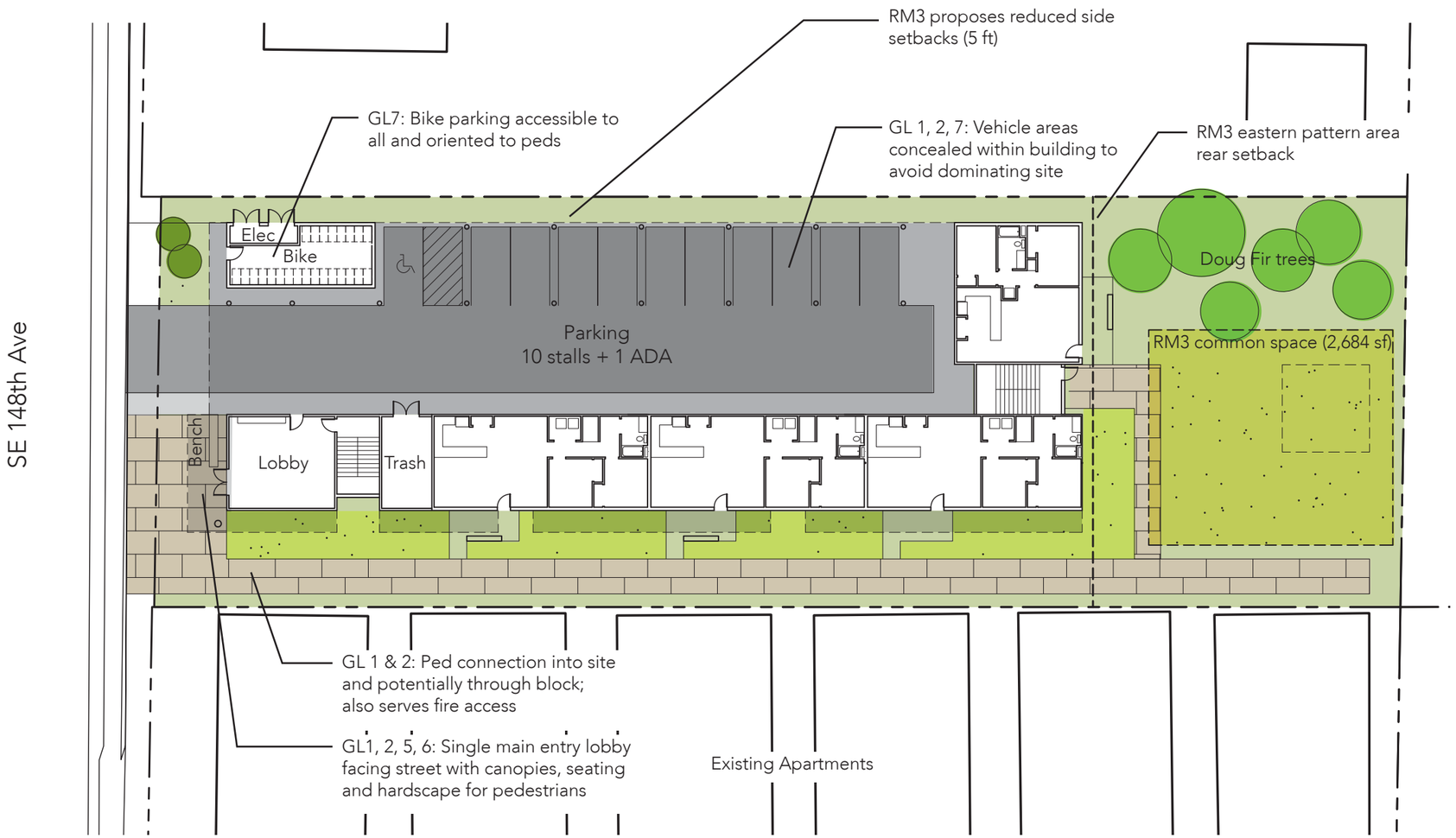
DOZA TOOLS EASTERN SITE (MULTI-FAMILY) STANDARDS DESIGN



SITE & GROUND FLOOR PLAN

SCALE: 1″ = 30′

0 8′ 15′ 30′ 60′

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BUILDING SUMMARY

Building coverage:	15,600 sf / 59%
Building height:	3 stories / 30 ft
Building area:	31,600 sf
Dwelling units:	(30) 2 bedroom apartments
Parking	10 stalls + 1 ADA
Bike parking:	common bike room

GUIDELINES SUMMARY

The Guidelines Design proposes a building that is much more responsive to the urban context and appropriate to a neighborhood corridor, in keeping with GL 1 & 2. A unified building with a single main entry creates a strong sense of identity, orients activity toward the street and supports the pedestrian environment. Concealing the parking below the building avoids a vehicle-dominated site. The site includes a pedestrian pathway running east-west that connects the public sidewalk with block interior, providing opportunities for additional east-west connections.

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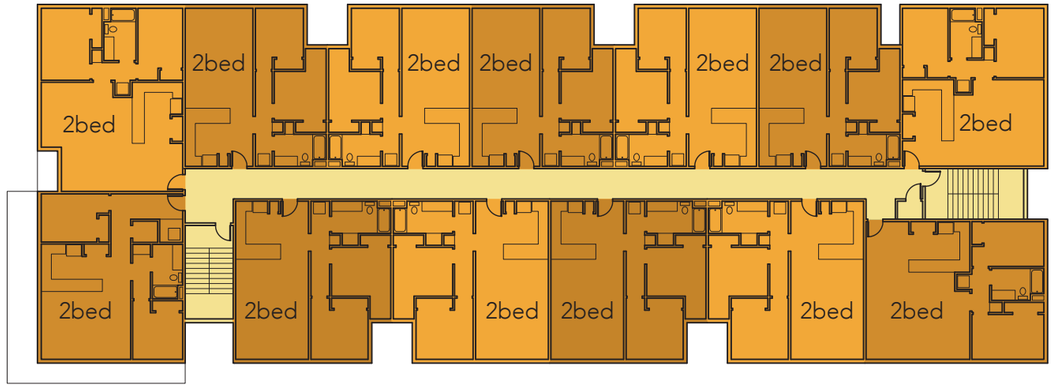
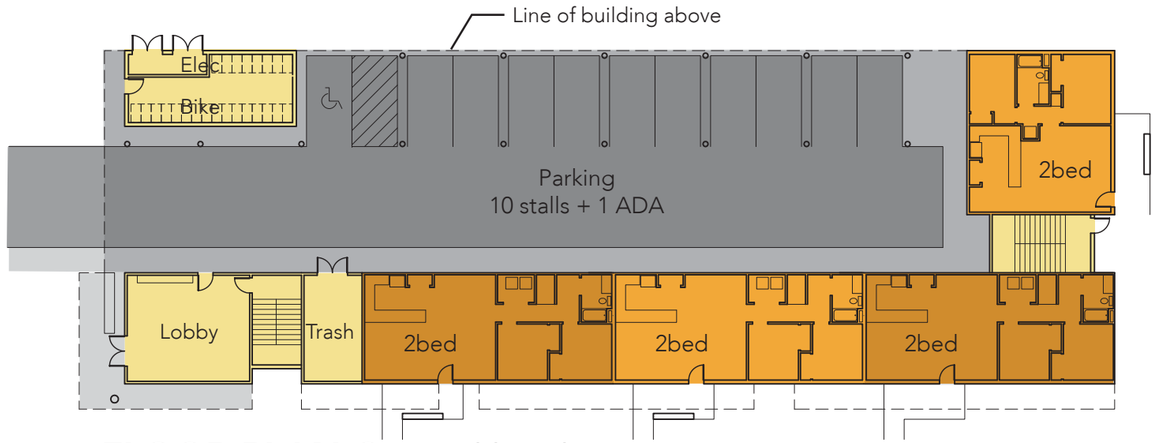


FLOOR PLAN Levels 2 & 3



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300 SE 148th Ave **DESIGN GUIDELINES RESPONSES**

01 Respond to Citywide urban design framework
Pattern Area
The site is in the eastern pattern area and near the mid-point of a very large block. A pedestrian pathway running east-west through the site creates connection to potential mid-block open space and provides a potential future new connection through the block. The landscaping incorporates Doug Firs trees that are a defining element of the eastern pattern area.

Center
The site is within the Rosewood/Glenfair Neighborhood Center, and is addressed only by the Outer Southeast Community Plan, which identifies the MAX light rail as the defining feature of this area. A plan objective is to establish more through-block connections, which the proposed design seeks to do.

Corridor
The site sits on a neighborhood corridor between two major transit streets. (E. Burnside and SE Stark St.) There is no transit on SE 148th Ave, but we anticipate the sidewalk will be heavily used by transit users. Hardscape, canopies and entry lobby in front of the building support the pedestrian environment.

Transit Station
The site is 5-600 ft from the E 148th Ave Max station. The proposed hardscape and canopies facilitates use by pedestrians, and provides a place to stop and rest.

02 Build on the Local Character and Identity of the Place
The site is located in an emerging neighborhood that lacks strong identity. Nearby established architecture is auto-oriented and lacking in historic value or identity. The neighborhood block pattern lacks connectivity, which this design seeks to address. This design seeks to develop community-friendly space along a narrow street frontage with a single, identifiable and character-giving street-facing main entry and possibly capitalize on views south to Powell Butte.

03 Create Positive Relationships with Adjacent Surroundings
The site is bordered by dense multifamily buildings on the south. Locating the building on the north portion of the site creates space between sites and maximizes solar access. This helps create a positive relationship with adjacent internal open spaces to the south. Positioning the building close to the street helps reinforce the street wall and create open space at the block center.

04 Integrate and Enhance On-Site Features
The site is not near steep slopes & hillsides and does not contain any natural features or on-site character structures. The proposed design utilizes trees and plantings appropriate to the Eastern pattern area, including groupings of Doug Fir trees.

05 Design the sidewalk level of buildings to be comfortable, safe and pleasant
A minimum 10 ft setback creates a more habitable street edge, with an active main entry lobby facing the street. Generous windows and weather protection serve pedestrians, while an articulated façade brings scale.

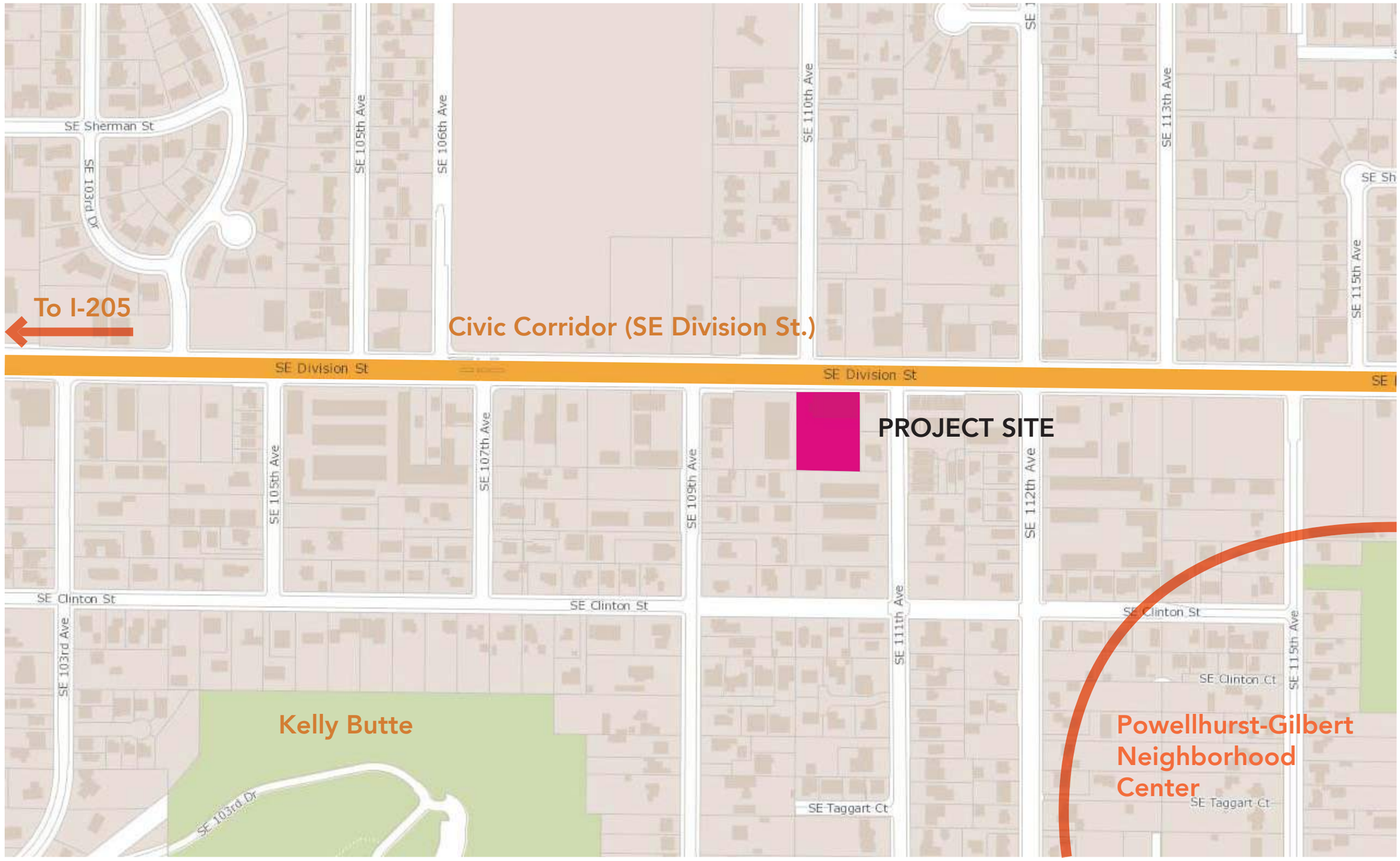
06 Provide an opportunity within open areas to pause, sit and interact
A strong main entry with a seating element welcomes pedestrians. A bike room adjacent to the street encourages bike use and generous setbacks and landscaping support transit users.

07 Integrate and minimize necessary building services
The proposed design conceals utilities and parking/vehicle areas from view and provides accommodations for bike parking that are easily accessible to pedestrians. Stormwater management features are integrated into the open spaces of the site.

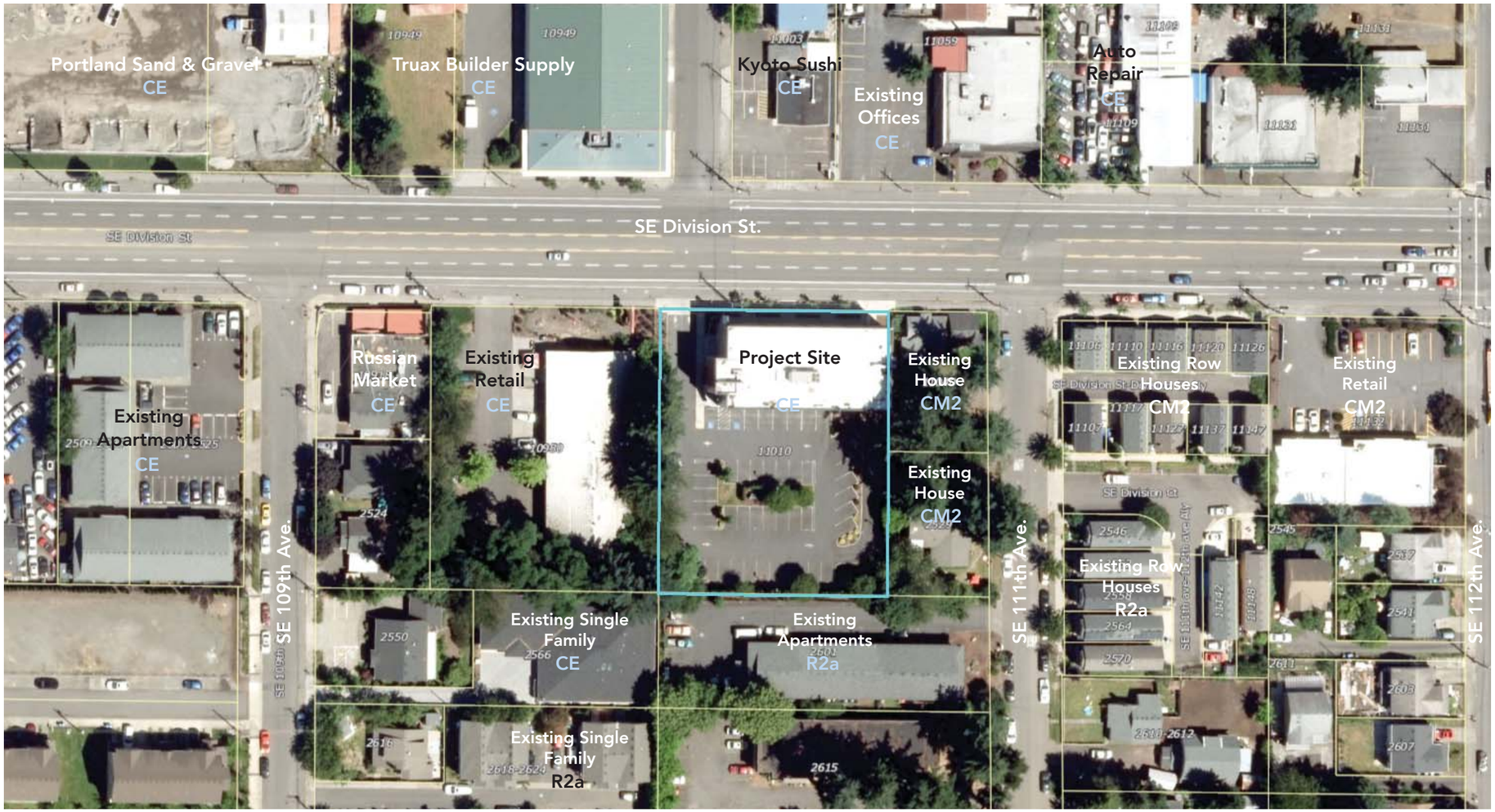
08 Support comfort and dignity through thoughtful site design
Internal pedestrian connections link site areas and open spaces together while the visibility of vehicle areas is reduced to ensure that they do not dominate the site. Situating development as a single building with a single main entry creates a sense of place and identity while facilitating safety and security.

09 Design for quality
Building facades are articulated in bays with a mix of materials. Metal cladding evokes the feeling of an urban transit corridor, while fiber cement panels provide a contrasting and affordable counterpoint. Glazing is grouped with accent materials in clusters to reinforce the urban scale, and oriented to signal entries and provide views to nearby Powell Butte.

10 Design for resilience
The site incorporates stormwater features, the covered parking reduces heat island effect, and highly visible bike parking reduces auto use. All units feature operable windows for natural ventilation.



DOZA TOOLS EASTERN SITE (MIXED-USE) VICINITY MAP



SCALE: 1" = 100'

0 25' 50' 100' 200'

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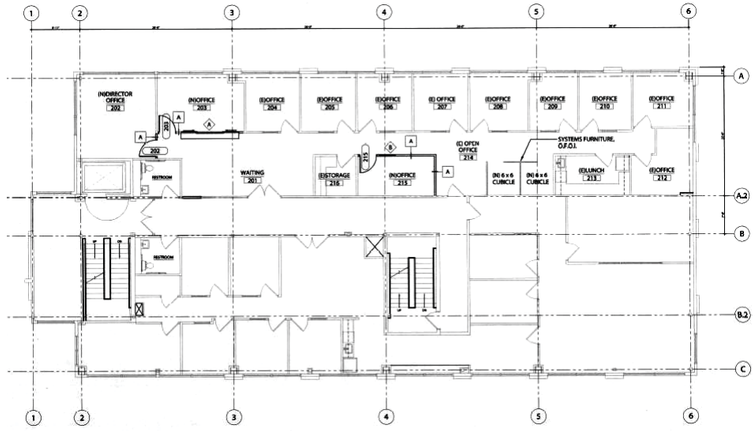
SITE AERIAL

SITE SUMMARY

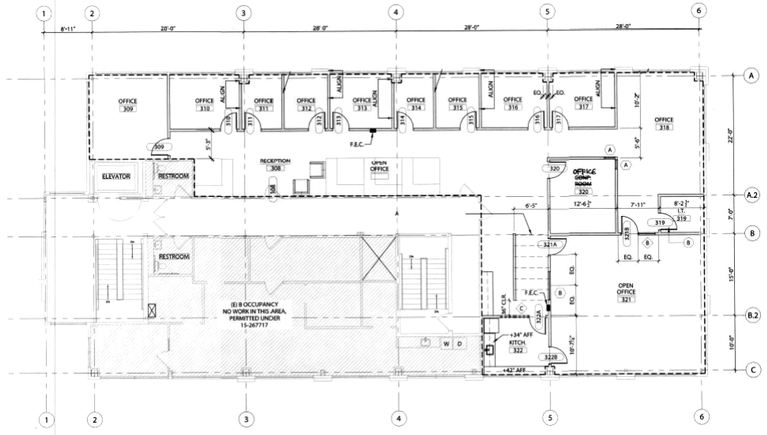
Zoning:	CM2 assumed (actual is CE)
Pattern Area:	Eastern
Center:	Powellhurst - Gilbert
Site area:	31,876 sf / 0.73 acres
Existing Building:	19,950 sf / 3 stories
Parking:	43 stalls + 2 ADA

Existing Building

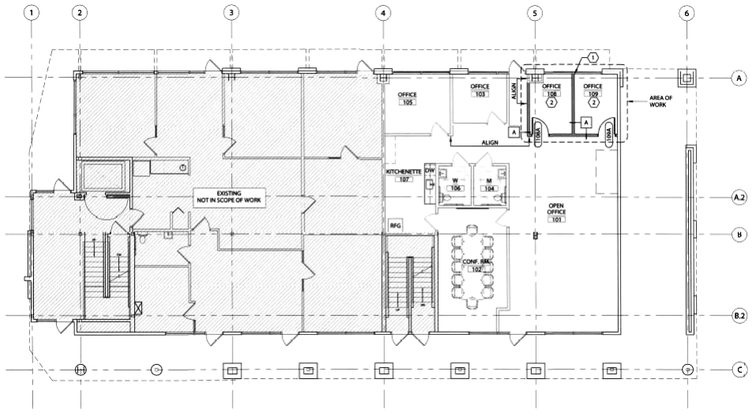
The existing building could meet the proposed standards, with some minor alterations. Increasing the ground level floor height to 15', adding meter screening, and higher canopies will meet the required standards. Adding a deck with views of Kelly Butte, adding art, appropriate landscaping and a few other items would allow the building to achieve the number of points required by the standards framework.



EXISTING - SECOND FLOOR PLAN



EXISTING - THIRD FLOOR PLAN



EXISTING - FIRST FLOOR PLAN

SCALE: 1/32″ = 1′-0″

0′ 8′ 16′ 32′ 64′

N

DOZA TOOLS EASTERN SITE (MIXED-USE)

EXISTING BUILDING PLANS

deca ARCHITECTURE INC

EXISTING CONTEXT
Site context includes a mix of commercial and industrial uses fronting on a major Civic Corridor. Auto-oriented commercial and small retail uses are mixed with older single-family homes that have been converted to commercial use and a few low-rise apartment projects.

EXISTING CONTEXT PHOTOS

SITE PLAN

BUILDING SUMMARY

Building coverage:	6,500 sf / 20%
Building height:	3 stories / 43 ft
Building area:	9,650 sf
Parking	42 stalls + 2 ADA

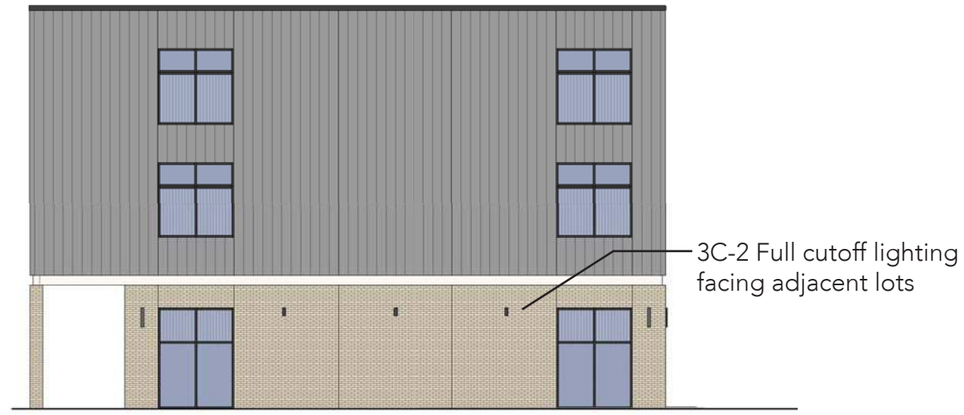
STANDARDS POINTS

2C-1	Mural	+1
2C-1	Art feature	+2
4B-6	View to butte	+2
4C-2	30% Native plantings	+1
4C-3	Pattern area trees	+1
4C-5	Group of doug firs	+2
6C-1	Art feature proximity	+1
7A-2	Screen utilities	+1
9C-3	Wrap front materials	+1
9F-1	Meters in alcove	+2
9F-3	Screen meters	+1
10C-1	50% Bird-safe glazing	+3
10E-1	Reflective roof	+1
	total	+20 points

NARRATIVE

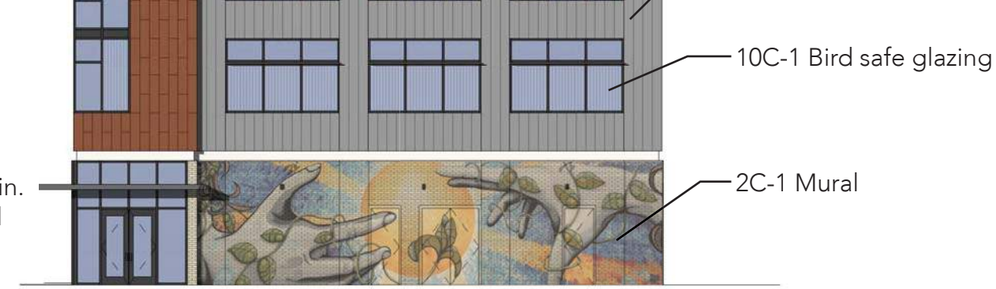
The structure has a prominent frontage along Division with ground floor retail frontage on the Civic Corridor and offices to the rear. Parking is pushed to the rear of the site to maximize the building's street presence. The structure is wood frame construction with predominantly metal cladding and some brick.

SOUTH ELEVATION (Facing rear apartment bldg)



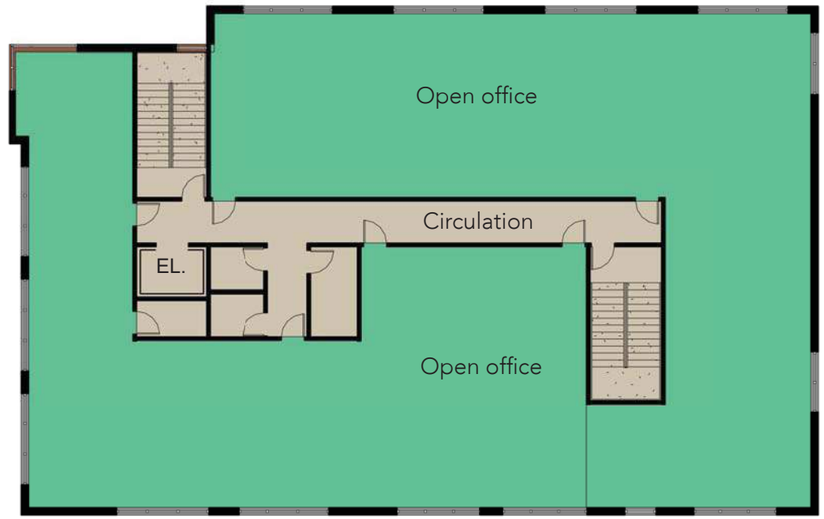
EAST ELEVATION (Facing adjacent single family houses)

NORTH ELEVATION (Facing Division Street)



WEST ELEVATION (Facing adjacent industrial bldg)

SCALE: 1/16″ = 1′-0″ 0′ 4′ 8′ 16′ 32′



FLOOR PLAN Levels 2 & 3

FLOOR PLAN Ground Level

N

SCALE: 1/16" = 1'-0"

0' 8' 16' 32'

September 7, 2018

BUILDING SUMMARY

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10E-1	Reflective roof	+1
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NARRATIVE

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NORTHWEST PERSPECTIVE

BUILDING SUMMARY

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Parking	42 stalls + 2 ADA

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SITE PLAN

BUILDING SUMMARY

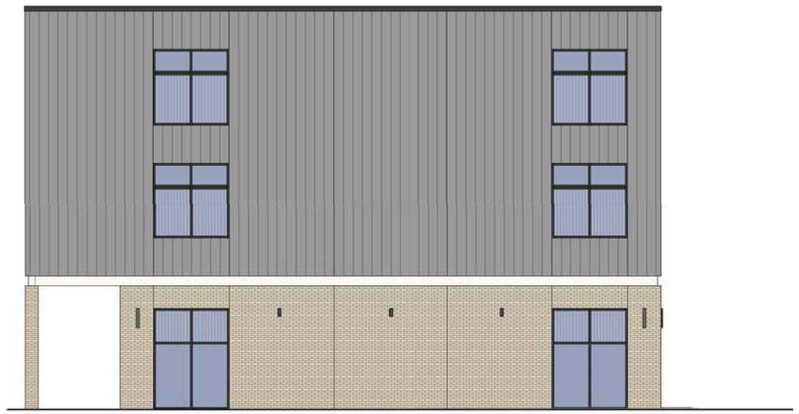
Building coverage:	6,500 sf / 20%
Building height:	3 stories / 43 ft
Building area:	19,650 sf
Parking	44 stalls + 2 ADA

NARRATIVE

Generous ground floor glazing, pedestrian scale materials, and a retail patio combine to enhance and improve the pedestrian experience. The retail patio creates a seating area protected from noise and traffic for rest and human interaction. An extensive canopy provides ample weather protection and helps protect the pedestrian.

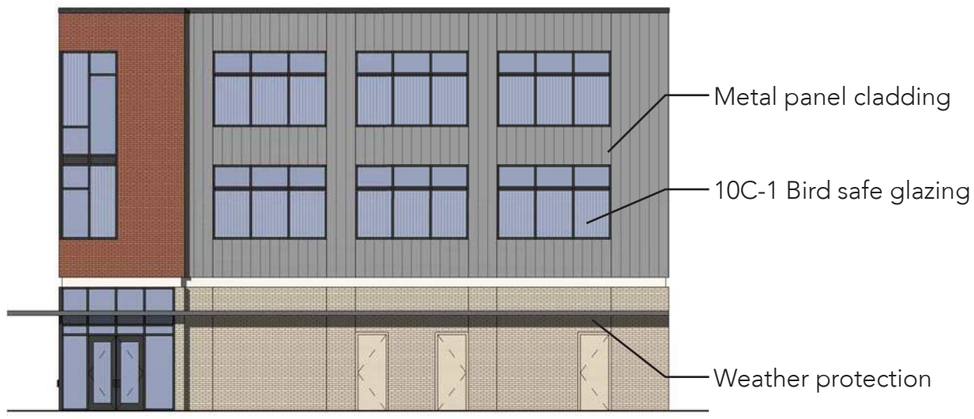
Building materials and facade design echo the industrial character of the location while creating an urban building suitable for a Civic corridor. Parking is located to the rear of the site and away from the pedestrian realm, and a comfortable and gracious patio links parking with the rear entry to the building.

SOUTH ELEVATION (Facing rear apartment bldg)



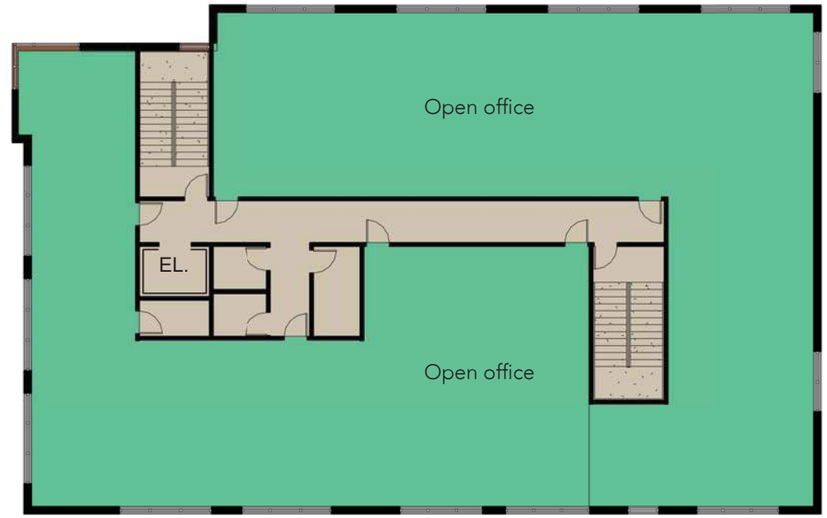
EAST ELEVATION (Facing adjacent single family houses)

NORTH ELEVATION (Facing Division Street)



WEST ELEVATION (Facing adjacent industrial bldg)

SCALE: 1/16″ = 1′-0″ 0′ 4′ 8′ 16′ 32′



FLOOR PLAN Levels 2 & 3

FLOOR PLAN Ground Level

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SCALE: 1/16" = 1'-0"

0' 8' 16' 32'

September 7, 2018

BUILDING SUMMARY

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11010 SE Division St. **DESIGN GUIDELINES RESPONSES**

01 Respond to Citywide urban design framework
Pattern Area
The site is in the eastern pattern area and provides a street frontage that supports emerging pedestrian and transit activity. The required 10 foot setback helps furnish landscaping along the street edge and builds on the natural characteristics of the pattern area.

Center
The site is near the Powellhurst-Gilbert Neighborhood Center, along the north edge of the Powellhurst-Gilbert Neighborhood. The building supports transit users and pedestrians traveling to and from the neighborhood center.

Corridor
SE Division is a Civic Corridor at this location - an urban street edge with sheltered alcove spaces supports the pedestrian in this auto-dominated environment.

Transit Station – The site is not close to a transit station

02 Build on the Local Character and Identity of the Place
The local character is heavily influenced by industrial and commercial uses, very close to the large Portland Sand & Gravel materials yard. The design seeks to blend the industrial nature of the established architecture with a more urban building form, using metal cladding and human scale materials such as brick. The site plan reinforces the block pattern, placing a single building mass close to the street and a drive aisle at mid-block directly across from SE 110th Ave.

03 Create Positive Relationships with Adjacent Surroundings
A neighborly design locates the building to the north, away from adjacent residential uses, while building massing reinforces the block edge and acknowledges the building entry and site access point. The site also opens up views to the southwest of Kelly Butte for building users.

04 Integrate and Enhance On-Site Features
The site is not near steep slopes & hillsides and does not contain any natural features or on-site character structures. The proposed design utilizes trees and plantings appropriate to the Eastern pattern area, including groupings of Doug Fir trees.

05 Design the sidewalk level of buildings to be comfortable, safe and pleasant
A minimum 10 ft setback at the Civic Corridor creates a more habitable street edge, with an active main entry lobby and retail spaces facing the street. A small outdoor plaza/seating area provide respite for pedestrians from the noisy street environment. Generous windows and weather protection serve pedestrians, and lighting enhances safety at night.

06 Provide an opportunity within open areas to pause, sit and interact
The outdoor seating area facing Division St. provides a space for pausing and seating that is protected from the weather and from the noise and bustle of the Civic Corridor. A water features masks street noise and recalls the natural history of the area. A central bike room on the west edge of the building is visible to and accessible by pedestrians.

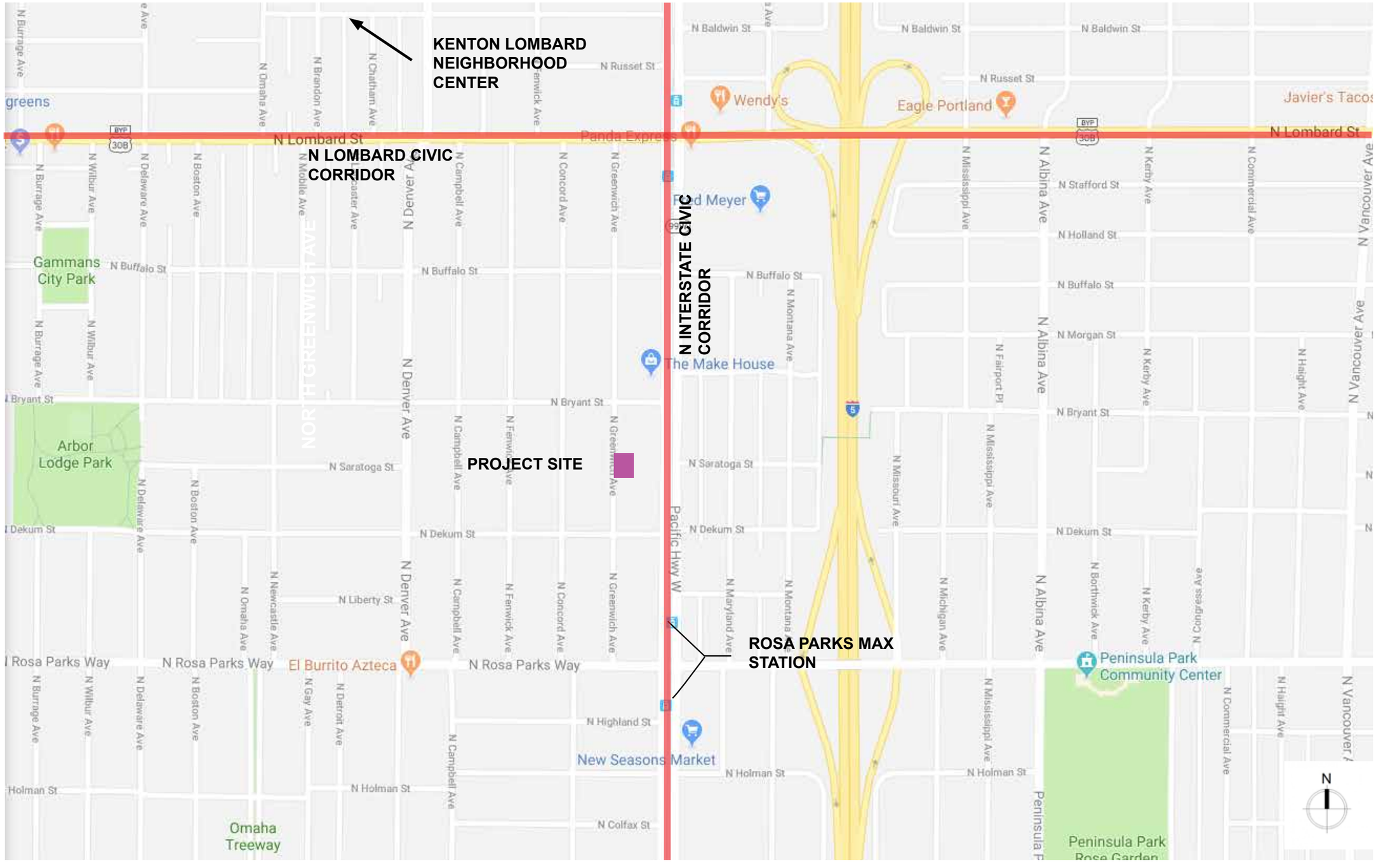
07 Integrate and minimize necessary building services
Utilities are enclosed within the building and located away from the main entry and street façade. Locating the parking behind the building shields it from the pedestrian realm. The proposed design ensures that the bike room is visible from the sidewalk and easily accessible from the public right-of-way. Stormwater infiltration will be integrated into the site landscaping.

08 Support comfort and dignity through thoughtful site design
An internal pedestrian circulation system connect the main entry, parking area and all site amenities. Open spaces on both the public and private sides of the building provide ample opportunity for gathering and relaxing. The building is located toward the street to with the parking relegated to the rear to ensure it does not dominate the site. Pushing the building to the north also maximizes the solar exposure received from the south.

09 Design for quality
The proposed design feature durable and human-scaled brick cladding at the ground level. A change in plane and material at the upper level provides a visual cue at the main entry. Recessing windows and articulating accent panels unite the two upper levels as a distinctly different programmatic area from the ground level. Metal cladding and brick echo the industrial nature of the surrounding buildings while creating an expression appropriate to a Civic Corridor.

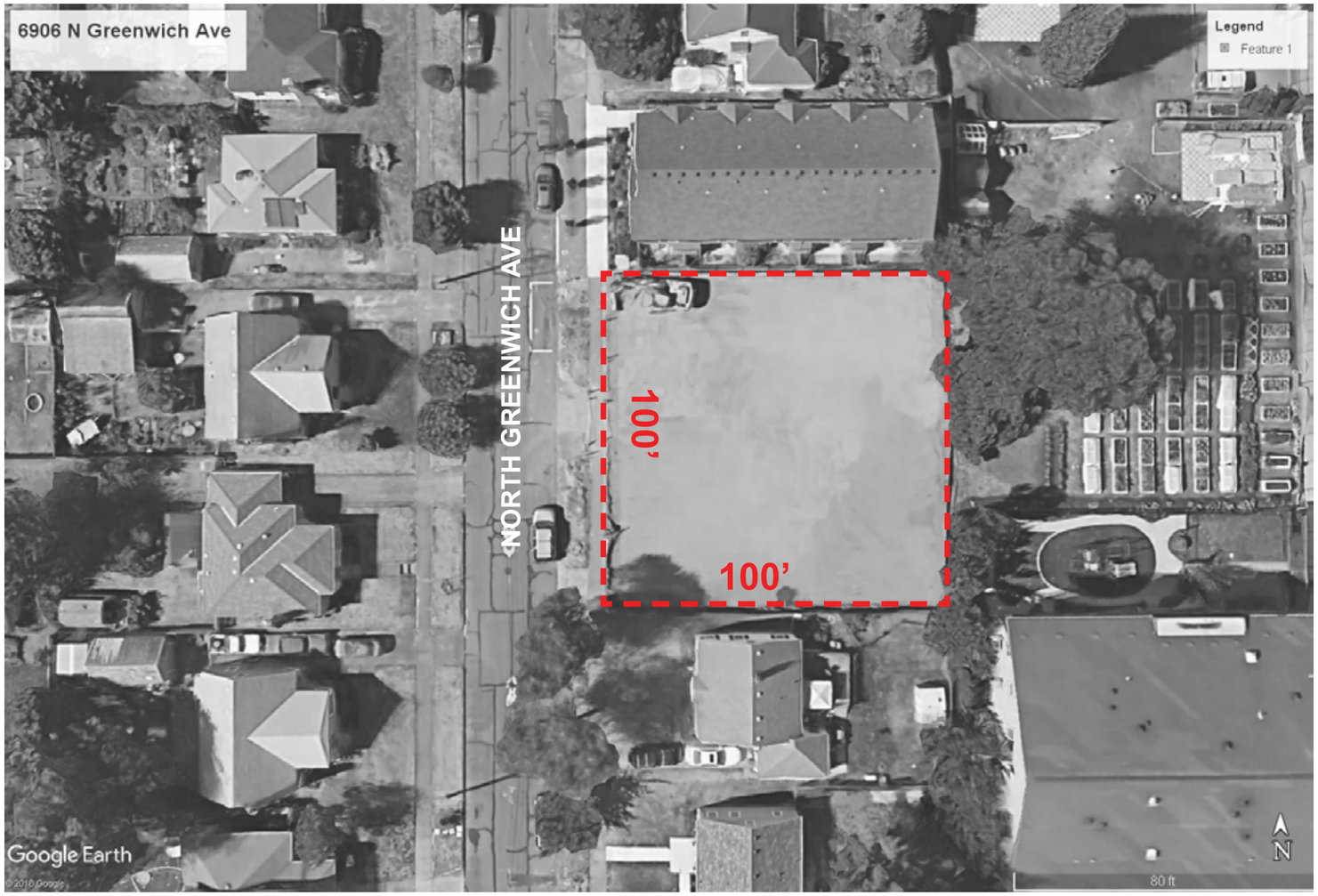
10 Design for resilience
Native landscaping and trees appropriate to the pattern area help reinforce the ecology of the area, while visible stormwater features return rainfall to the earth. Bird-safe glazing on a majority of the windows protects urban wildlife while views to nearby forested Kelly Butte help connect building occupants to nature.

SITE: 6906 N GREENWICH AVE



SITE: 6906 N GREENWICH AVE

NORTH BRYANT ST



NORTH DEKUM ST

SITE LOT LINE

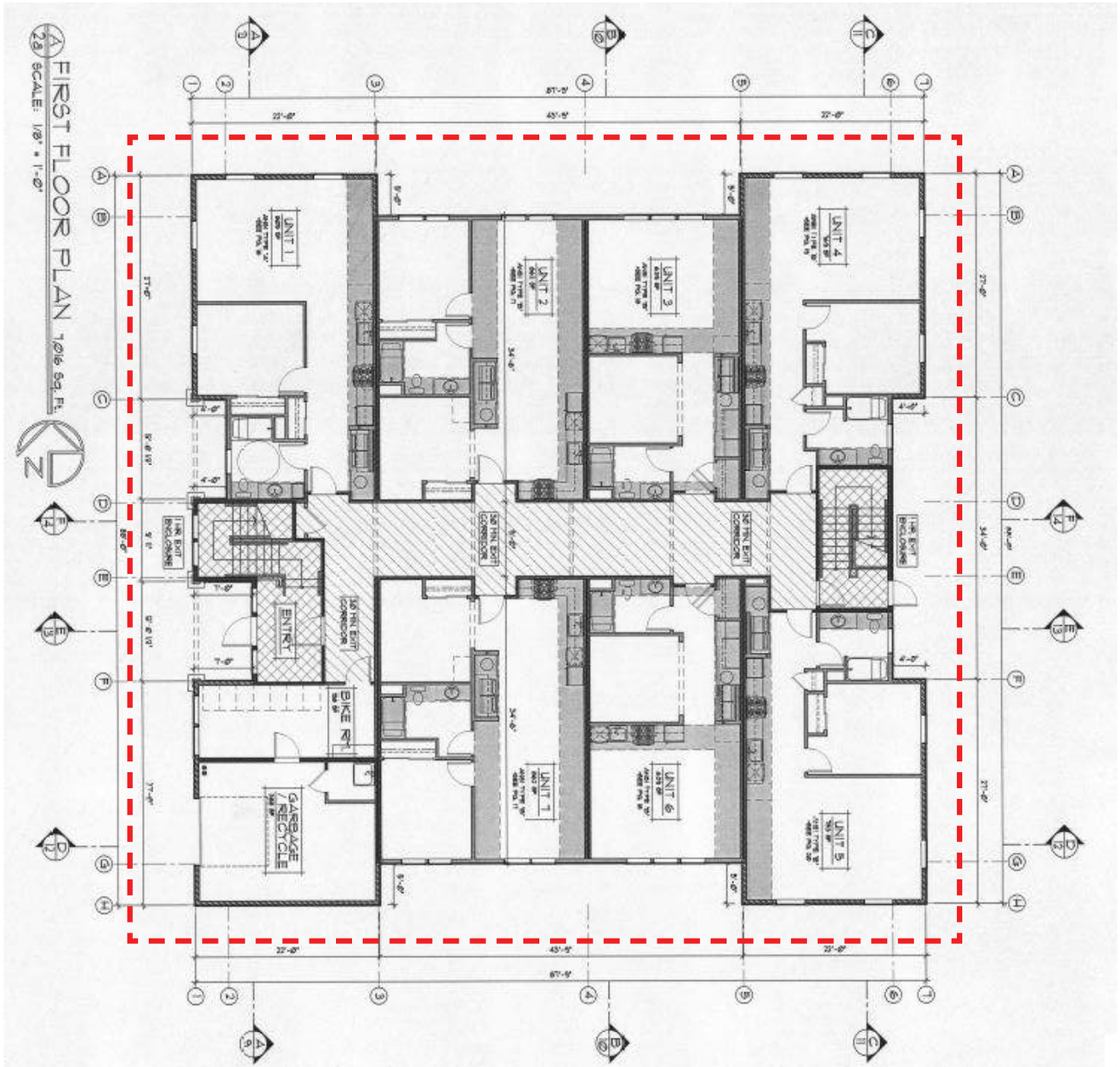
NORTH INTERSTATE AVE

Metrics comparison chart

	Existing	Standards	Design guidelines
Building area	21,080	20,000	20,000
Units	23	23	23
Parking	0	0	0

N

Floor plan of existing building



FIRST FLOOR PLAN

SCALE: 1/16" = 1'-0"

Multi-Dwelling – Inner

6906 N Greenwich Ave

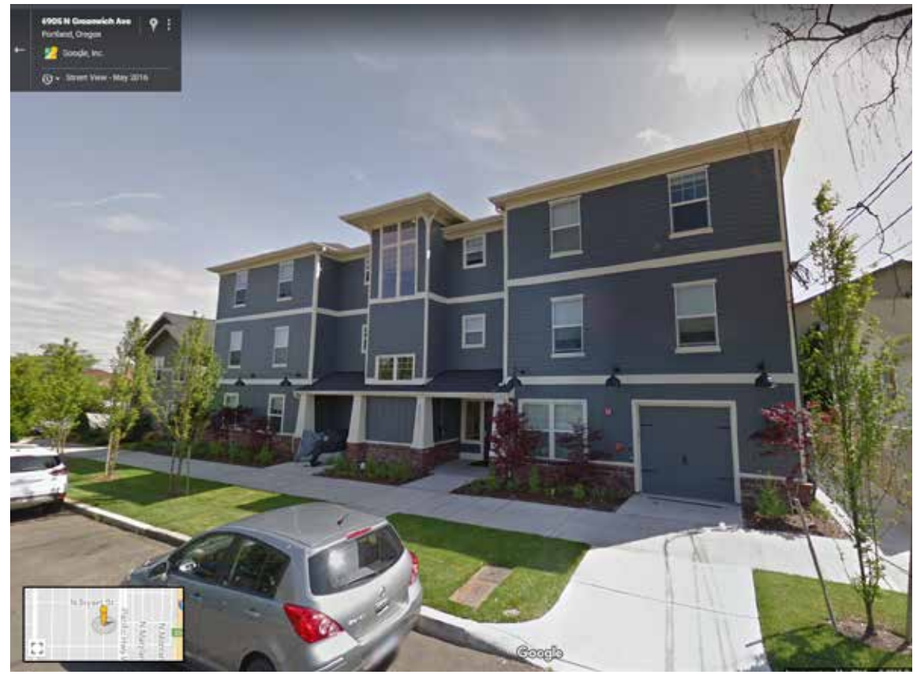
23-unit apartment building; 21,080 sf; 2014; permit valuation $2,050,873

(6) studios with open room, (11) 1beds, 6 1beds w/ open room

No parking provided

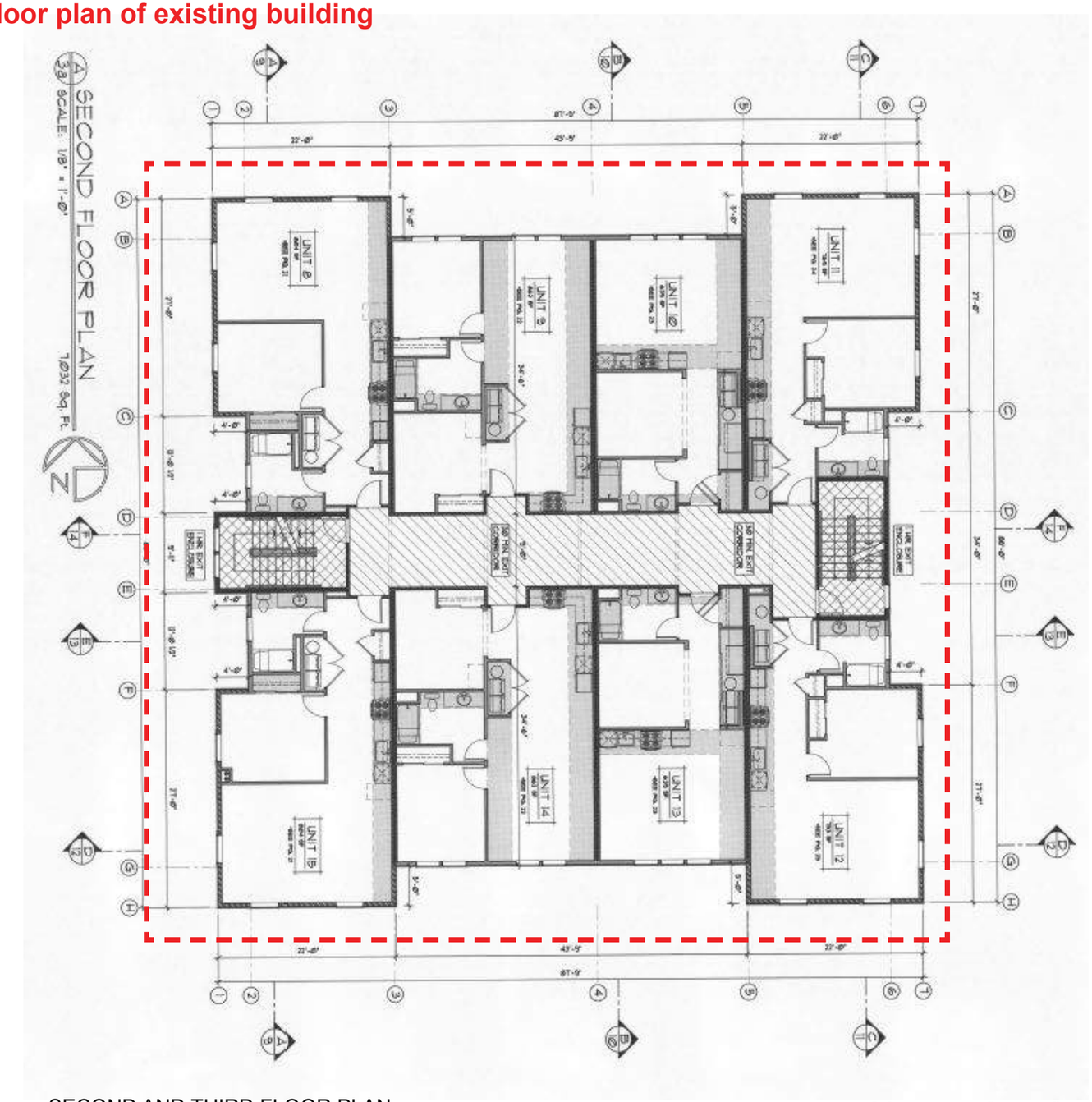
RH Rezoned to RM3d

Community Design Standards



Street view of existing building

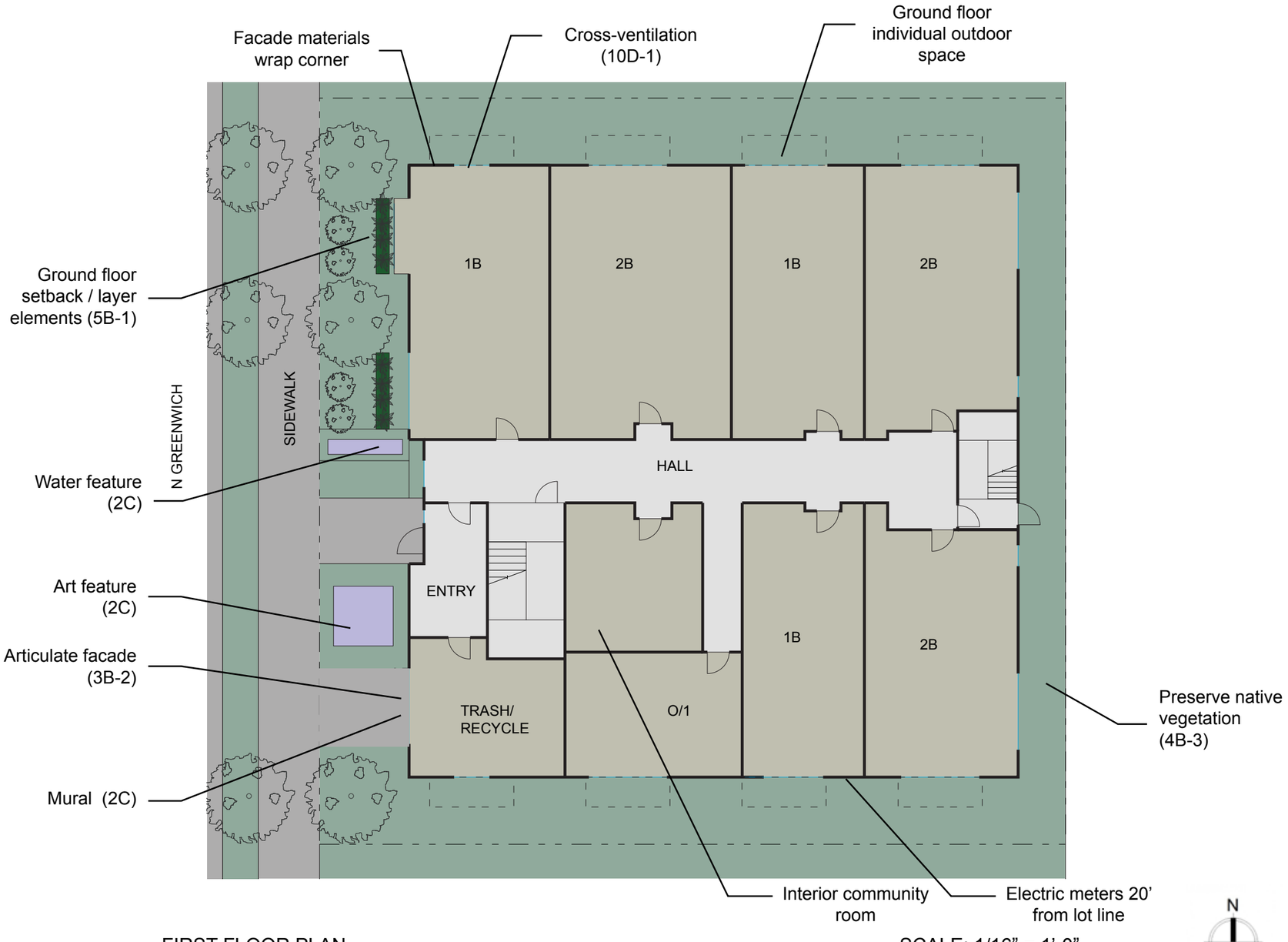
Floor plan of existing building



SECOND AND THIRD FLOOR PLAN

SCALE: 1/16” = 1’-0”

DESIGN STANDARDS



FIRST FLOOR PLAN

SCALE: 1/16” = 1’-0”

BUILDING SUMMARY

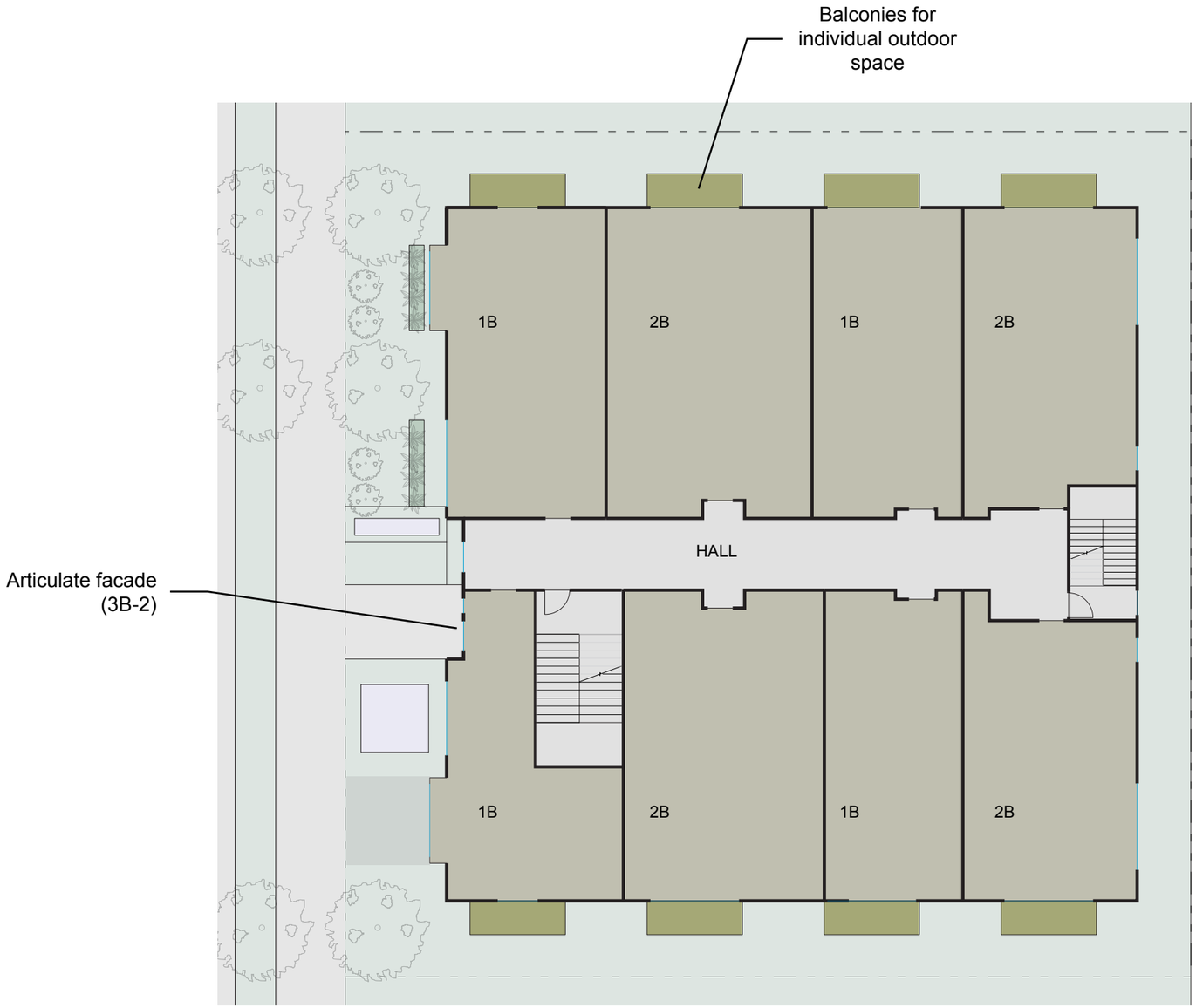
Zoning:	RM3
Site area:	10,000 sf
Building coverage:	6666.66 sf
Building height:	3 storeys / 35 ft
Building area:	20,000 sf
Parking:	None

STANDARDS POINTS

Mural (2C)	+2
Art/water features	+2
Articulate facade (3B-2)	+2
Interior community room (2C)	+1
Preserve native vegetation (4B-3)	+1
Ground floor setbacks (5B-1)	+2
Art feature proximity (6C-1)	+2
Front materials wrap to side(9C-3)	+1
Electric meters 20’ from lot line (9F-1)	+1
Bird safe glazing (10C-1)	+3
Cross-ventilation (10D-1)	+2
Reflective roof (10-E-1)	+1
Total	+20

COMMENTS

- Art and water features concentrated at entry
- Partial enhanced landscaping relates to ground floor unit placement
- High quality materials selected from approved material list.
- The side balconies protrude from the building facade to the 5’ side setback. This level of proximity to the lot line may impact privacy given future development on adjacent lots



SECOND AND THIRD FLOOR PLAN

SCALE: 1/16” = 1’-0”

N

BUILDING SUMMARY

Zoning:	RM3
Site area:	10,000 sf
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EAST ELEVATION

SCALE: 3/32" = 1'-0"

BUILDING SUMMARY

Zoning:	RM3
Site area:	10,000 sf
building coverage:	6666.66 sf
Building height:	3 storeys / 35 ft
building area:	20,000 sf
Parking:	None

STANDARDS POINTS

Mural (2C)	+2
Art/water features	+2
Articulate facade (3B-2)	+2
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Preserve native vegetation (4B-3)	+1
Ground floor setbacks (5B-1)	+2
Art feature proximity (6C-1)	+2
Front materials wrap to side(9C-3)	+1
Electric meters 20' from lot line (9F-1)	+1
Bird safe glazing (10C-1)	+3
Cross-ventilation (10D-1)	+2
Reflective roof (10-E-1)	+1
Total	+20

COMMENTS

- Art and water features concentrated at entry
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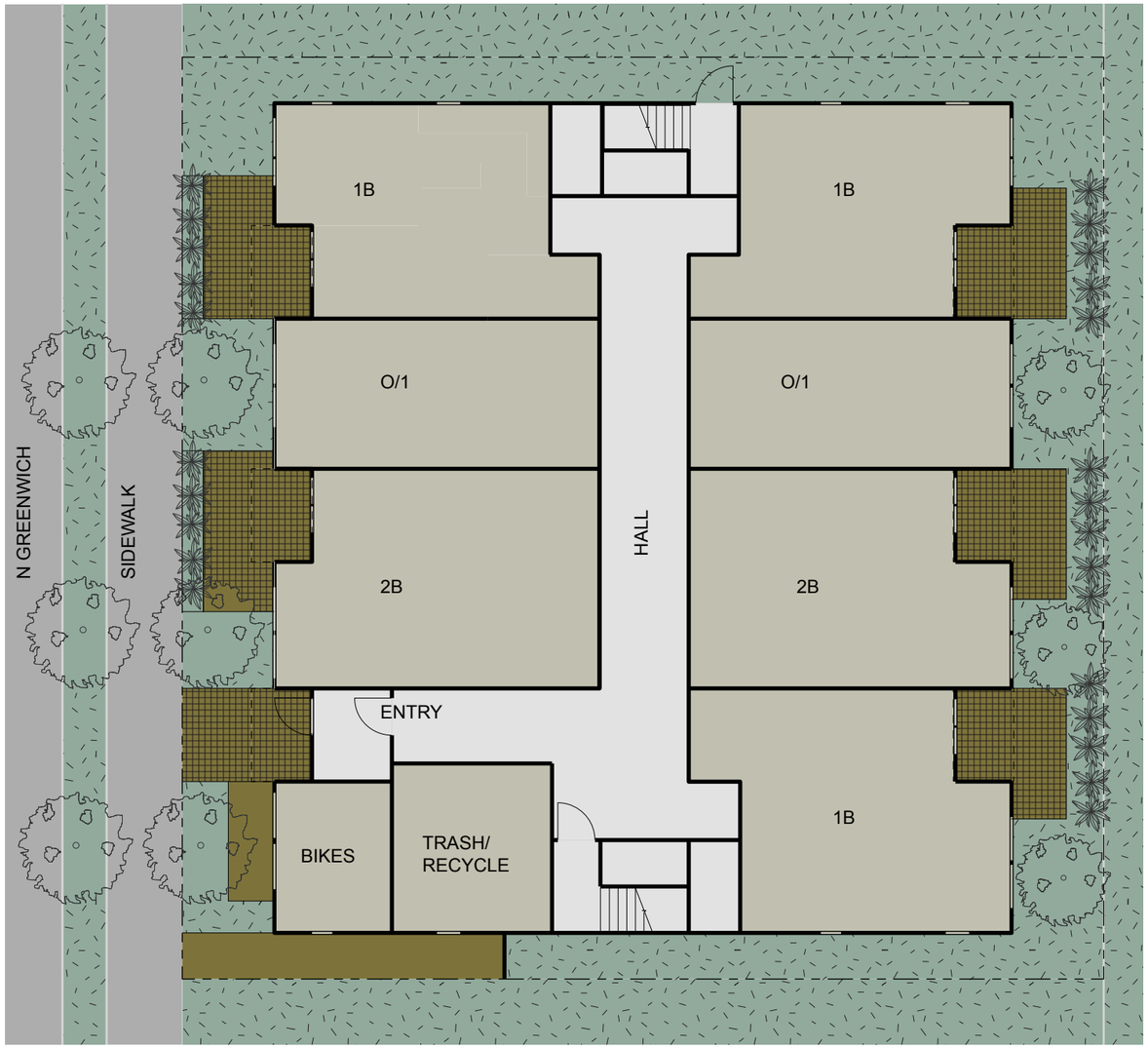
DESIGN REVIEW



FIRST FLOOR PLAN

SCALE: 1/16” = 1’-0”

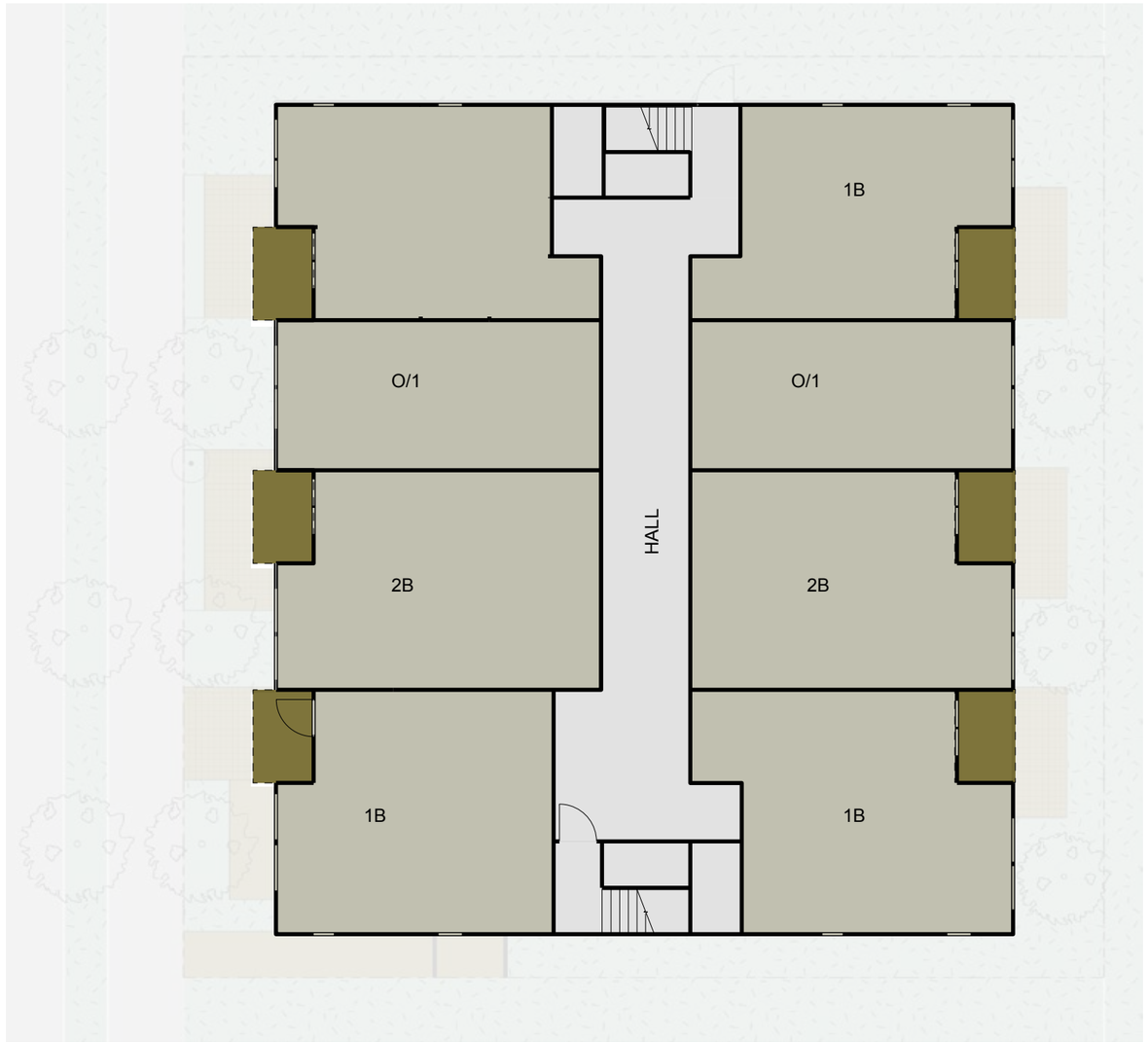
BUILDING SUMMARY

Zoning:	RM3
Site area:	10,000 sf
building coverage:	6666.66 sf
Building height:	3 storeys / 36 ft
building area:	20,000 sf
FAR	2:1
Parking:	None

GUIDELINES COMMENTS

- Better massing/pattern to the street & complimentary to residential neighborhood
- Same unit count/type as existing building
- All units orient to rear yard or street instead of looking into side yards.
- All ground floor units have private open space
- Townhouse type modulation relates to neighborhood
- Simple exiting
- Sensitive placement of decks
- Strong entry

This design improves livability over the existing building and the Design Standards version by orienting more units toward the street, increasing glazing, and providing individual outdoor space on balconies. Balconies in the back are recessed from the facade plane to provide more privacy and acoustic separation from future adjacent development.



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N

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Site area:	10,000 sf
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building area:	20,000 sf
FAR	2:1
Parking:	None

GUIDELINES COMMENTS

- All units orient to rear yard or street instead of looking into side yards.
- All ground floor units have private open space
- Townhouse type modulation relates to neighborhood
- simple exiting
- Same unit count/type as existing building
- Decks add to scale/character
- Strong entry
- Better massing/pattern to the street & neighborhood

This design improves livability over the existing building and the Design Standards version by orienting more units toward the street, increasing glazing, and providing individual outdoor space on balconies. Balconies in the back are recessed from the facade plane to provide more privacy and acoustic separation from future adjacent development.

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NE PERSPECTIVE

RESPONSE TO GUIDELINES

6909 N Greenwich Ave Design Guideline responses

Tenant Context

Guideline #1 Respond to citywide urban design framework including pattern area, center and transit station.

- **Inner Pattern Area:**

Building upon the existing multifamily residential development by creating a streetscape that recalls the scale and pattern of smaller single family and townhome developments within the neighborhood.

Creating a series of private courtyards that define the individual nature of the units within the development.

Guideline #2: Build upon the local character and identity of a place.

This project is located within a mature residential neighborhood one block from the Pacific Highway, and one block from the Rosa Parks Max Station.

- **Architecture:**

Building upon the current and historic fabric of this community, including front porches and traditional massing, with simple well-proportioned building massing applying elements such as projecting bays, vertically proportioned window openings and a well-designed, landscaped front set back that will allow for a more generous pedestrian realm. Ground floor units also benefit from generous landscaping at street level.

Individual courtyards and decks provide the private open space while giving the development a scale that is appropriate to the neighborhood.

Guideline #3 Create positive relationships with adjacent surroundings.

- **Building Massing:**

The building's height and proportions are reflective of townhouses units complimenting the residential character of adjacent buildings.

- **Neighborly Buildings**

The building includes a generous front set back, and has positioned larger windows to the front of the building, overlooking the street. The location of rear patios and balconies are recessed into the building to offer acoustic and visual privacy

Guideline #4: Integrate and enhance on-site features that contribute to a locations special character.

There are no special features of this site that warrant special recognition.

Tenant Public realm

Guideline #5: Design the sidewalk level of buildings to be comfortable, safe and pleasant

- **Ground floor:**

The ground floor units (on the front and rear of the building) have a large ground related patios similar to townhomes or single family homes while minimizing the dependence on the side yards for outlook and privacy.

- **Setbacks:**

The additional 10 of front and rear yard setback creates a private zone that can be enhanced with screening and additional landscape.

Generous front windows supports "eyes on the street" and improved safety.

- **Weather protection:**

The generous awnings will provide the necessary weather protection at the main entry and the upper level decks provide weather protection to a portion of the ground floor patios.

Guideline #6: Provide open areas to give the opportunity to pause.

- **Enclosure:**

The project provides a generous entry courtyard that will allow building visitors, and the residents to pause and interact.

F. Generous landscaping is applied on the site.

Guideline #7: Integrate and minimize necessary building services

- **Utilities**

The back of house needs will be accommodated in space adjacent to the bike storage on the first floor with access through the side yard of the development.

- **Bicycles:**

There will be a dedicated bicycle storage room off of the main lobby for the residents as well as bike racks along Greenwich Avenue for the public who are visiting or shopping.

Tenant Quality

Guideline #8: Support the comfort and dignity of the residents and workers through thoughtful site design

- **Internal pedestrian connections:**

The generous lobby adjacent to the entry courtyard provides a gracious and welcoming relationship both internally and to the public realm.

- **Solar Access:**

By having all of the units orient to the larger front and rear yards there is the opportunity for greater access to light and air.

Guideline #9: Design for quality using enduring materials and strategies with a clear and consistent execution

- **Articulation:**

A clear articulation of the base, middle and top of the proposed building design establishes a clear hierarchy in the building design principles. Design includes a strong entry, and a scale of articulation that recalls the residential townhouse scale.

- **Application of exterior materials Quality of Materials:**

By using materials that are of high quality and finish closest to the street level will ensure a low maintenance palette for the building.

- **Building openings:**

The proposed window openings are more vertical in proportion and work well with the high percentage of one bedroom units that make up the floor plate.

- **Building projections:**

The use of decks on the second thru the third floors sets up a familiar sub pattern to the building massing that is both timeless and offers some variety to the mix of unit types and amenities.

Guideline #10: Design for resilience elevating health and stewardship of the environment

- **Resource conservation**

The use of long lasting materials with a high recycle content will promote resource conservation.

- **Birdsafe**

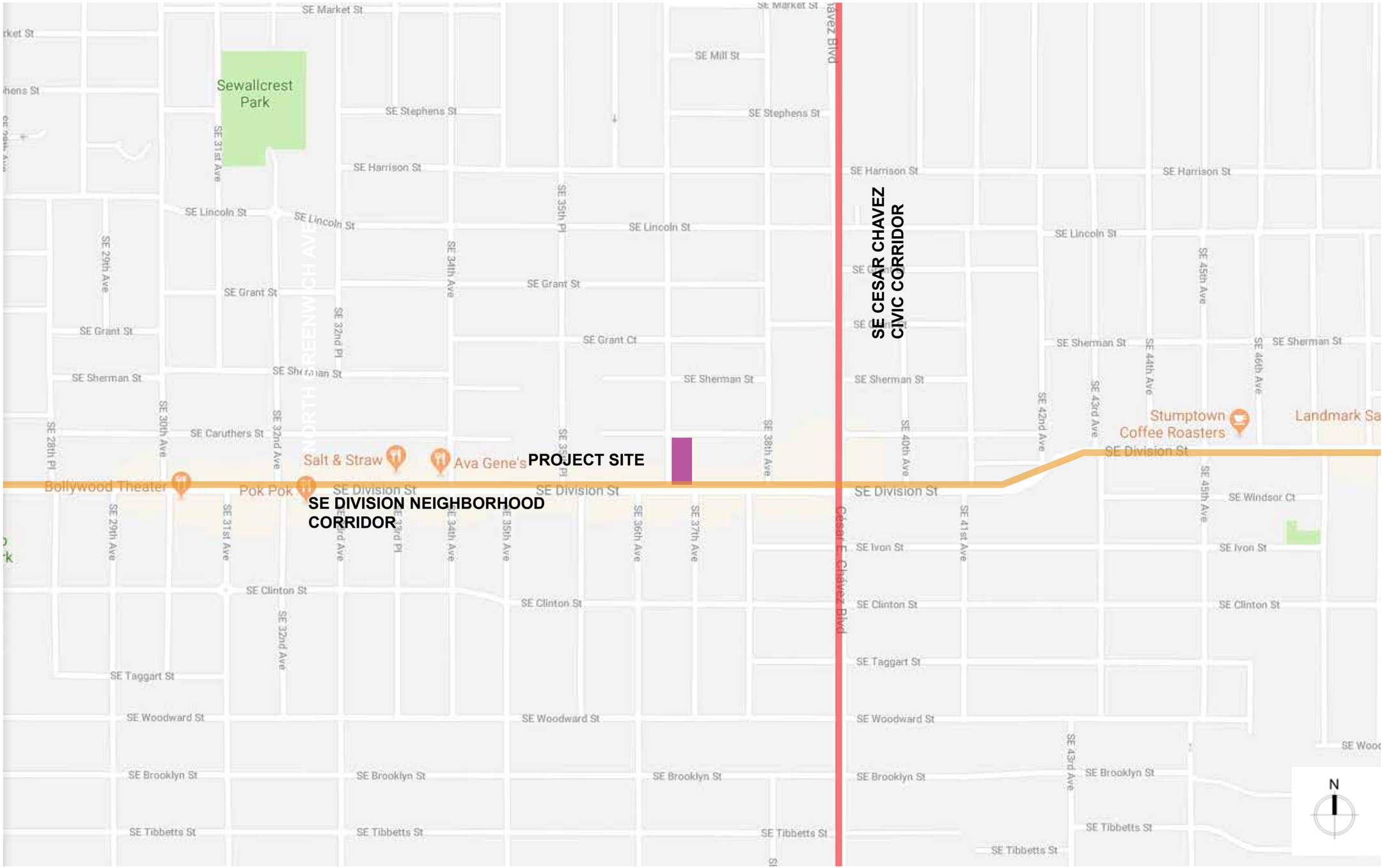
The project will integrate a program of bird safe windows to minimize window strikes.

- **Daylight and air**

Having large windows with operable portions will assure adequate ventilation for the residents.

At least 50% of the units will have access to light and air on two sides of the unit allowing for greater thru ventilation.

SITE: 2450 SE 37th AVE



SITE: 2450 SE 37th AVE

SITE LOT LINE

2450 SE 37th Ave

81 units with ground floor retail (Pinolo Gelato and Collage); 55,307 sf; permit valuation
$5,361,195; 2013

Target unit mix is 4 studios, 64 1beds and 11 2beds

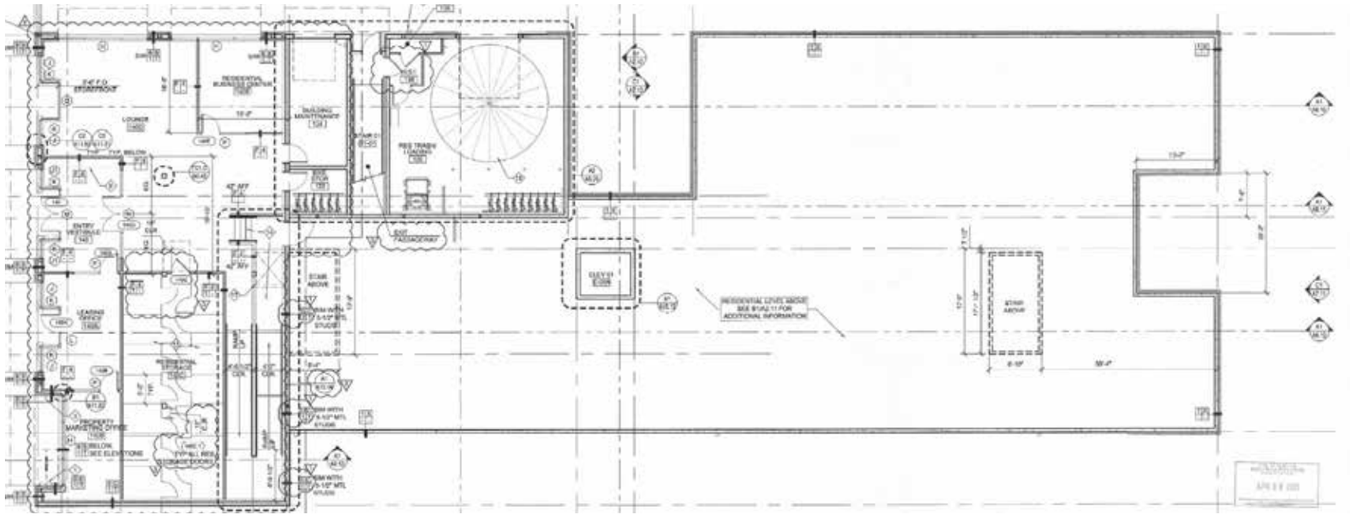
About 1,500 sf of retail +/- on ground floor , two separate tenants.

CM2 (built as CS)

Metrics comparison chart

	Existing	Standards	Design guidelines
Building area	55,307	54,390	54,314
Units	81	82	76
Parking	0	0	0

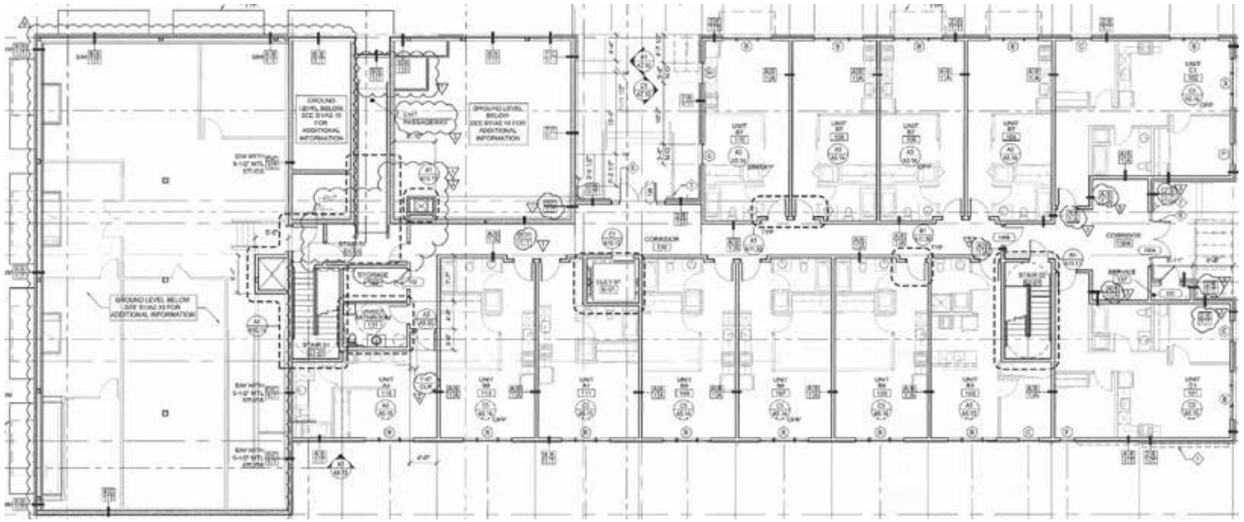
Existing building plans



GROUND LEVEL FLOOR PLAN

STREET VIEW SE DIVISION

Existing building plans



FIRST LEVEL FLOOR PLAN

SCALE:
1"=10'
0' 5' 10' 20' 40'
N

STREET VIEW CORNER SE DIVISION X SE 37TH AVE

DESIGN STANDARDS

BUILDING SUMMARY

Zoning:	CM2
Units:	82
Site area:	16,000 sf
building coverage:	13,840 sf
Building height:	4 storeys / 50 ft
building area:	54,390 sf
FAR	3.4:1
Parking:	None

STANDARDS POINTS

Mural (2C)	+2
Interior community room (2C)	+1
Reinforce the corner (3B-2)	+1
30% native plantings (4C-2)	+1
Appropriate tree species (4C-3)	+1
Water features (6C-1)	+2
Provide transit seating & shelter (6E-1)	+3
Discreet electric meters (9F-1)	+3
Electric meters screening (9F-3)	+1
Bird safe glazing (10C-1)	+3
Cross-ventilation (10D-1)	+2
Total	+20

Unit mix:

Studio (S):	0
Open / 1-Bedroom (O/1):	10
1-Bedroom (1BR):	55
2-Bedroom (2BR):	17

COMMENTS

- Articulation of facade is literal interpretation of code
- Art and water features concentrated at entry
- Cost effective exploration of design to satisfy design standards
- Parapet raised at corner massing to to reinforce the corner
- Stepdown adjacent to residential zone creates large terrace
- Rooftop outdoor common space is positioned away from residential zone

FIRST FLOOR PLAN

SCALE: 1/16” = 1’-0”

BUILDING SUMMARY

Zoning:	CM2
Units:	82
Site area:	16,000 sf
building coverage:	13,840 sf
Building height:	4 storeys / 50 ft
building area:	54,390 sf
FAR	3.4:1
Parking:	None

STANDARDS POINTS

Mural (2C)	+2
Interior community room (2C)	+1
Reinforce the corner (3B-2)	+1
30% native plantings (4C-2)	+1
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Water features (6C-1)	+2
Provide transit seating & shelter (6E-1)	+3
Discreet electric meters (9F-1)	+3
Electric meters screening (9F-3)	+1
Bird safe glazing (10C-1)	+3
Cross-ventilation (10D-1)	+2
Total	+20

Unit mix:

Studio (S):	0
Open / 1-Bedroom (O/1):	10
1-Bedroom (1BR):	55
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COMMENTS

- Articulation of facade is literal interpretation of code
- Art and water features concentrated at entry
- Cost effective exploration of design to satisfy design standards
- Parapet raised at corner massing to to reinforce the corner
- Stepdown adjacent to residential zone creates large terrace
- Rooftop outdoor common space is positioned away from residential zone

SECOND AND THIRD FLOOR PLAN

SCALE: 1/16” = 1’-0”

BUILDING SUMMARY

Zoning:	CM2
Units:	82
Site area:	16,000 sf
building coverage:	13,840 sf
Building height:	4 storeys / 50 ft
building area:	54,390 sf
FAR	3.4:1
Parking:	None

STANDARDS POINTS

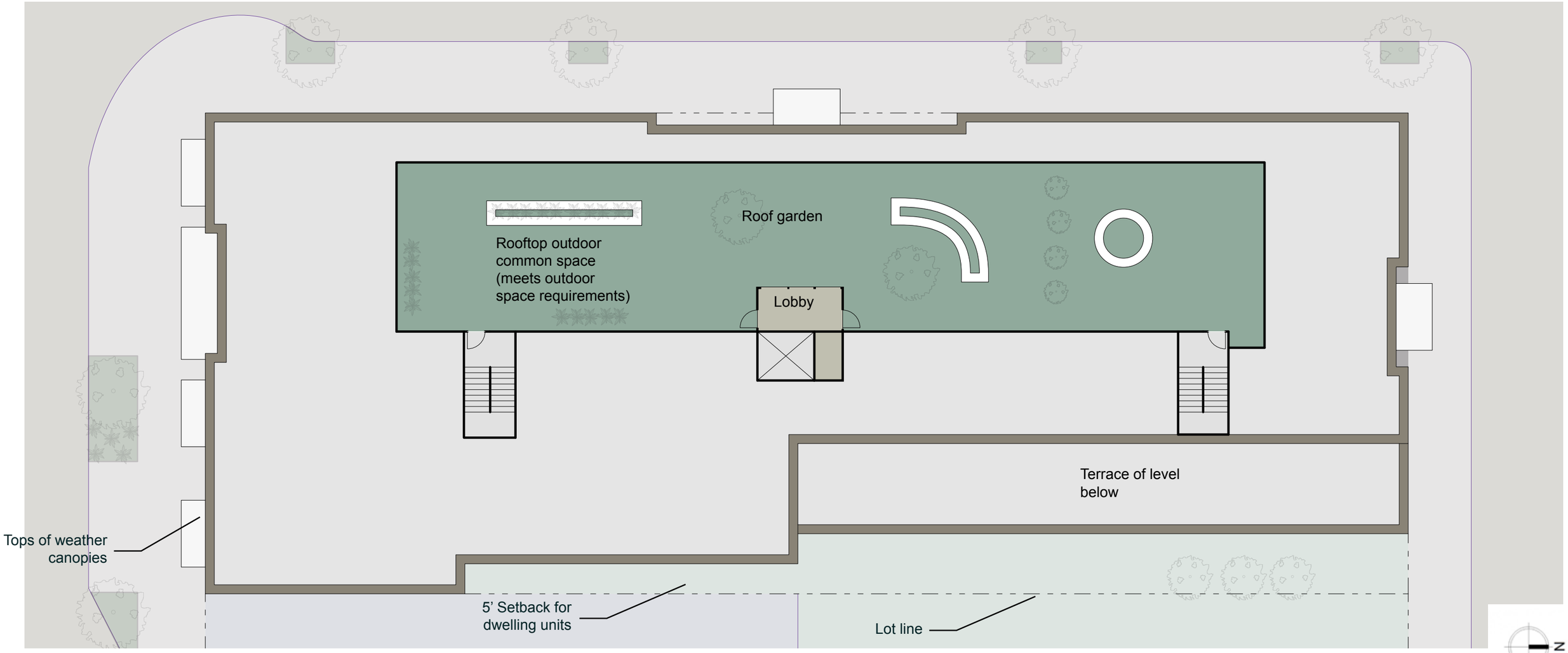
Mural (2C)	+2
Interior community room (2C)	+1
Reinforce the corner (3B-2)	+1
30% native plantings (4C-2)	+1
Appropriate tree species (4C-3)	+1
Water features (6C-1)	+2
Provide transit seating & shelter (6E-1)	+3
Discreet electric meters (9F-1)	+3
Electric meters screening (9F-3)	+1
Bird safe glazing (10C-1)	+3
Cross-ventilation (10D-1)	+2
Total	+20

Unit mix:

Studio (S):	0
Open / 1-Bedroom (O/1):	10
1-Bedroom (1BR):	55
2-Bedroom (2BR):	17

COMMENTS

- Articulation of facade is literal interpretation of code
- Art and water features concentrated at entry
- Cost effective exploration of design to satisfy design standards
- Parapet raised at corner massing to to reinforce the corner
- Stepdown adjacent to residential zone creates large terrace
- Rooftop outdoor common space is positioned away from residential zone



SECOND AND THIRD FLOOR PLAN

SCALE: 1/16” = 1’-0”

BUILDING SUMMARY

Zoning:	CM2
Units:	82
Site area:	16,000 sf
building coverage:	13,840 sf
Building height:	4 storeys / 50 ft
building area:	54,390 sf
FAR	3.4:1
Parking:	None

STANDARDS POINTS

Mural (2C)	+2
Interior community room (2C)	+1
Reinforce the corner (3B-2)	+1
30% native plantings (4C-2)	+1
Appropriate tree species (4C-3)	+1
Water features (6C-1)	+2
Provide transit seating & shelter (6E-1)	+3
Discreet electric meters (9F-1)	+3
Electric meters screening (9F-3)	+1
Bird safe glazing (10C-1)	+3
Cross-ventilation (10D-1)	+2
Total	+20

Unit mix:

Studio (S):	0
Open / 1-Bedroom (O/1):	10
1-Bedroom (1BR):	55
2-Bedroom (2BR):	17

COMMENTS

- Articulation of facade is literal interpretation of code
- Art and water features concentrated at entry
- Cost effective exploration of design to satisfy design standards
- Parapet raised at corner massing to to reinforce the corner
- Stepdown adjacent to residential zone creates large terrace
- Rooftop outdoor common space is positioned away from residential zone

EAST ELEVATION

SCALE: 3/32" = 1'-0"

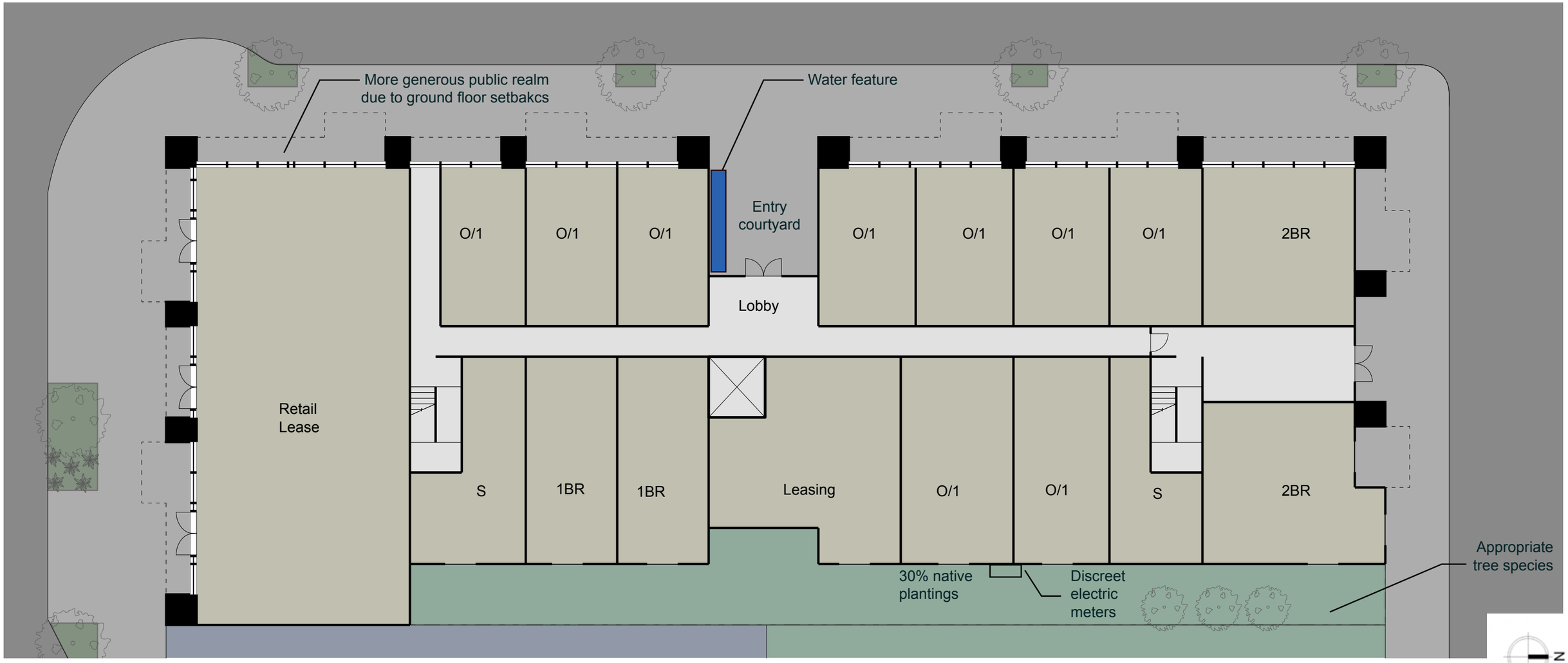
DESIGN REVIEW

BUILDING SUMMARY

Zoning:	CM2	Unit mix:	
Units:	76	Studio (S):	8
Site area:	16,000 sf	Open / 1-Bedroom (O/1):	50
building coverage:	13,902 sf	1-Bedroom (1BR):	9
Building height:	4 storeys / 50 ft	2-Bedroom (2BR):	9
building area:	54,314 sf		
FAR	3.4:1		
Parking:	None		

COMMENTS

- Material palette is higher quality than required by design standards
- Ground floor setback not required by design standards creates more generous public realm
- Recessed entry court not required by standards offers ground level common space and respite from the street wall despite reducing rentable units



FIRST FLOOR PLAN

SCALE: 1/16” = 1’-0”

BUILDING SUMMARY

Zoning:	CM2	Unit mix:	
Units:	76	Studio (S):	8
Site area:	16,000 sf	Open / 1-Bedroom (O/1):	50
building coverage:	13,902 sf	1-Bedroom (1BR):	9
Building height:	4 storeys / 50 ft	2-Bedroom (2BR):	9
building area:	54,314 sf		
FAR	3.4:1		
Parking:	None		

COMMENTS

- Material palette is higher quality than required by design standards
- Ground floor setback not required by design standards creates more generous public realm
- Recessed entry court not required by standards offers ground level common space and respite from the street wall despite reducing rentable units

SECOND AND THIRD FLOOR PLAN

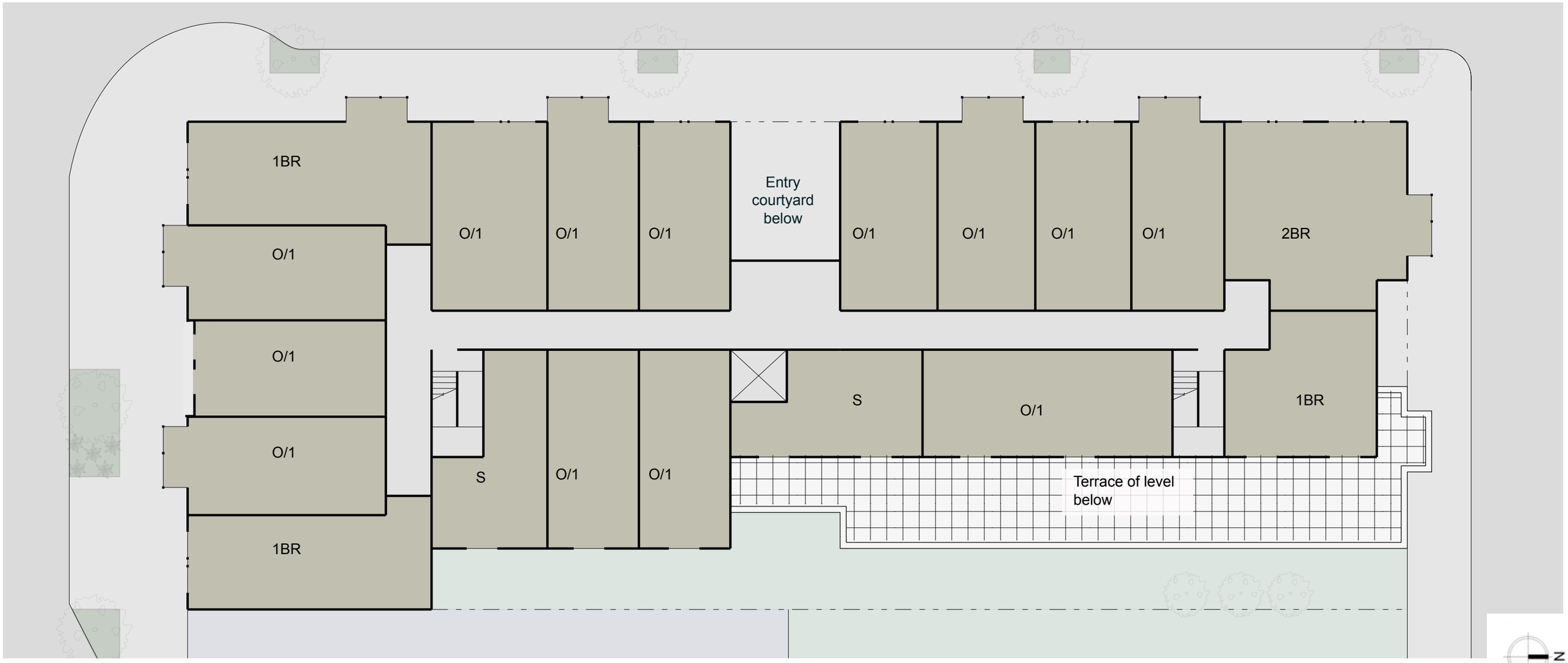
SCALE: 1/16” = 1’-0”

BUILDING SUMMARY

Zoning:	CM2	Unit mix:	
Units:	76	Studio (S):	8
Site area:	16,000 sf	Open / 1-Bedroom (O/1):	50
building coverage:	13,902 sf	1-Bedroom (1BR):	9
Building height:	4 storeys / 50 ft	2-Bedroom (2BR):	9
building area:	54,314 sf		
FAR	3.4:1		
Parking:	None		

COMMENTS

- Material palette is higher quality than required by design standards
- Ground floor setback not required by design standards creates more generous public realm
- Recessed entry court not required by standards offers ground level common space and respite from the street wall despite reducing rentable units



FOURTH FLOOR PLAN

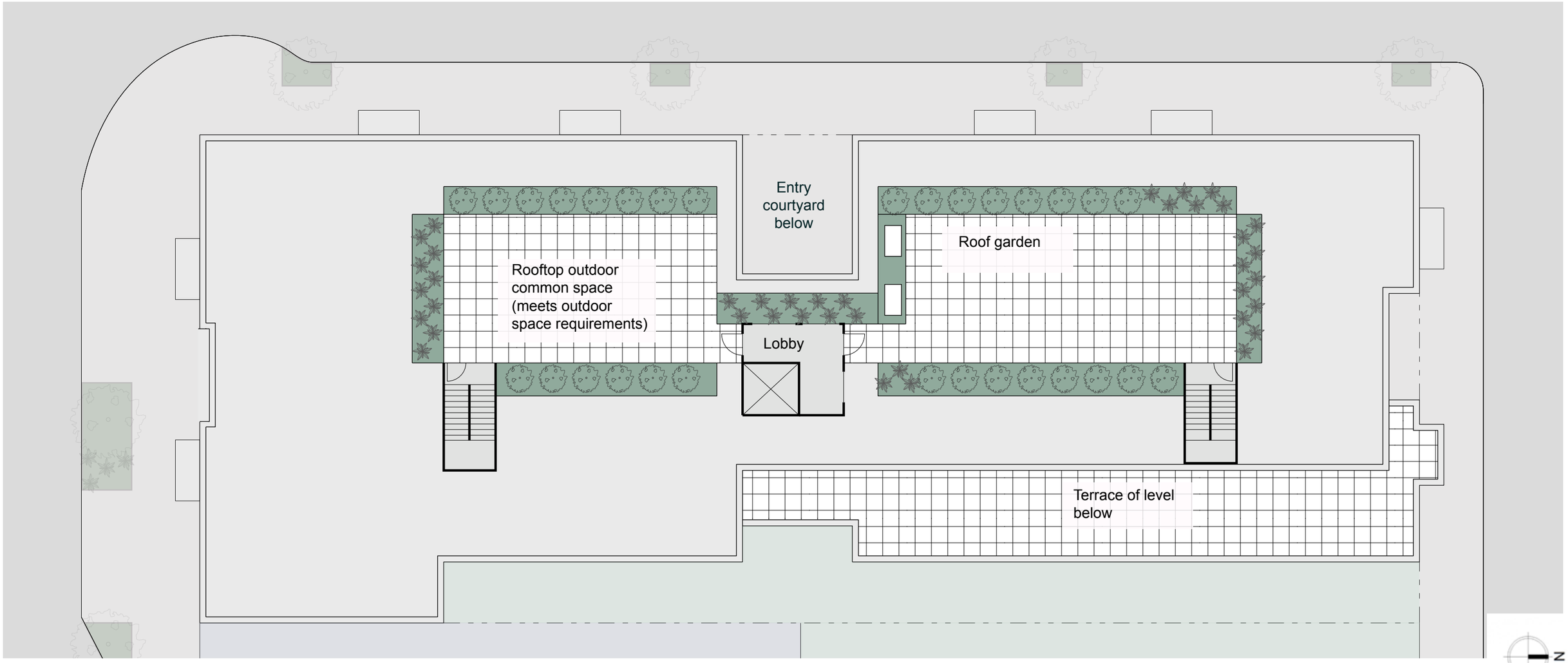
SCALE: 1/16” = 1’-0”

BUILDING SUMMARY

Zoning:	CM2	Unit mix:	
Units:	76	Studio (S):	8
Site area:	16,000 sf	Open / 1-Bedroom (O/1):	50
building coverage:	13,902 sf	1-Bedroom (1BR):	9
Building height:	4 storeys / 50 ft	2-Bedroom (2BR):	9
building area:	54,314 sf		
FAR	3.4:1		
Parking:	None		

COMMENTS

- Material palette is higher quality than required by design standards
- Ground floor setback not required by design standards creates more generous public realm
- Recessed entry court not required by standards offers ground level common space and respite from the street wall despite reducing rentable units



ROOF PLAN

SCALE: 1/16” = 1’-0”

BUILDING SUMMARY

Zoning:	CM2	Unit mix:	
Units:	76	Studio (S):	8
Site area:	16,000 sf	Open / 1-Bedroom (O/1):	50
building coverage:	13,902 sf	1-Bedroom (1BR):	9
Building height:	4 storeys / 50 ft	2-Bedroom (2BR):	9
building area:	54,314 sf		
FAR	3.4:1		
Parking:	None		

COMMENTS

- Material palette is higher quality than required by design standards
- Ground floor setback not required by design standards creates more generous public realm
- Recessed entry court not required by standards offers ground level common space and respite from the street wall despite reducing rentable units

BUILDING SUMMARY

Zoning:	CM2	Unit mix:	
Units:	76	Studio (S):	8
Site area:	16,000 sf	Open / 1-Bedroom (O/1):	50
building coverage:	13,902 sf	1-Bedroom (1BR):	9
Building height:	4 storeys / 50 ft	2-Bedroom (2BR):	9
building area:	54,314 sf		
FAR	3.4:1		
Parking:	None		

COMMENTS

- Material palette is higher quality than required by design standards
- Ground floor setback not required by design standards creates more generous public realm
- Recessed entry court not required by standards offers ground level common space and respite from the street wall despite reducing rentable units

NORTH ELEVATION

PERSPECTIVE: CORNER OF SE DIVISION & SE 37TH AVE


RICHMOND

RESPONSE TO GUIDELINES

SE 37th Avenue Design Guideline responses

Tenant Context

Guideline #1 Respond to citywide urban design framework including pattern area, center and transit station.

- **Corridor:**

Building upon the existing commercial development by creating a vibrant and transitional streetscape to allow the project to evolve with the neighborhood.

Introducing retail will insure that the streetscape will be activated early in its introduction.

Guideline #2: Build upon the local character and identity of a place.

- **Architecture:**

Building upon the current and historic fabric of this community with simple well-proportioned building massing with traditional elements such as projecting bays, vertically proportioned window openings and a highly articulated storefront set back from the right of way to allow for a more generous pedestrian realm and additional landscaping at street level.

Generous awnings provide the weather protection needed to invite shoppers and visitors.

- **Block Pattern:**

The recessed entry court provides a welcomed respite from the street wall and creates a sub pattern massing which is familiar to the district.

The courtyard signals the residential entry and provides a public open space for the public and the residents to interact.

Using the roof top garden to create the required open space gives the residents more opportunities to get together and it gives better access to the sun and the potential of community gardens.

Guideline #3 Create positive relationships with adjacent surroundings.

- **Building Massing:**

The simple pattern language creates a positive relationship with the rest of the neighborhood.

A simple palette of quality materials helps to create a timeless asset to the community and a feeling of permanence.

Guideline #4: Integrate and enhance on-site features that contribute to a locations special character.

There are no special features of this site that warrant special recognition.

Tenant Public realm

Guideline #5 Design the sidewalk level of buildings to be comfortable, safe and pleasant.

- **Ground floor:**

The height of the ground floor of 15 feet is adequate for the type of retail that is commonly found in this district and will work for the ground floor residential units proposed as well.

- **Setbacks:**

The additional 5 feet of setback will allow for a wider sidewalk adjacent to the retail and also allow for some additional landscape screening for the ground floor residential units.

- **Weather protection:**

The generous awnings will provide the necessary weather protection in front of the retail and ground floor residential units.

Guideline #6: Provide open areas to give the opportunity to pause.

- **Enclosure:**

The project provides a generous entry courtyard that will allow the public and the residents to pause and interact.

The additional 5 foot setback at the retail will also provide opportunities for the public to pause under cover.

Guideline #7: Integrate and minimize necessary building services.

- **Bicycles:**

There will be a dedicated bicycle storage room off of the main lobby for the residents as well as bike racks along 37th Avenue for the public who are visiting or shopping.

The back of house needs will be accommodated in spaces to the back of the building on the first floor with access through the back yard of the development.

Tenant Quality

Guideline #8: Support the comfort and dignity of the residents and workers through thoughtful site design.

- **Internal pedestrian connections:**

The generous lobby adjacent to the entry courtyard provides a gracious and welcoming relationship both internally and to the public realm

- **Solar Access:**

By having the main residential open space on the roof it is assured of providing a bright and welcoming place for the residents and their guests to get together.

Guideline #9: Design for quality using enduring materials and strategies with a clear and consistent execution.

- **Articulation:**

A clear articulation of the base, middle and top of the proposed building design establishes a clear hierarchy in the building design principles

- **Application of exterior materials Quality of Materials:**

By using materials that are of high quality and finish closest to the street level will ensure a low maintenance palette for the building

- **Building openings:**

The proposed window openings are more vertical in proportion and work well with the high percentage of studio units that make up the floor plate

- **Building projections:**

The use of bays on the second thru the fourth floors sets up a familiar sub pattern to the building massing that is both timeless and offers some variety to the mix of unit types and amenities

Guideline #10: Design for resilience elevating health and stewardship of the environment.

- **Resource conservation**

The use of long lasting materials with a high recycle content will promote resource conservation

- **Eco-roofs**

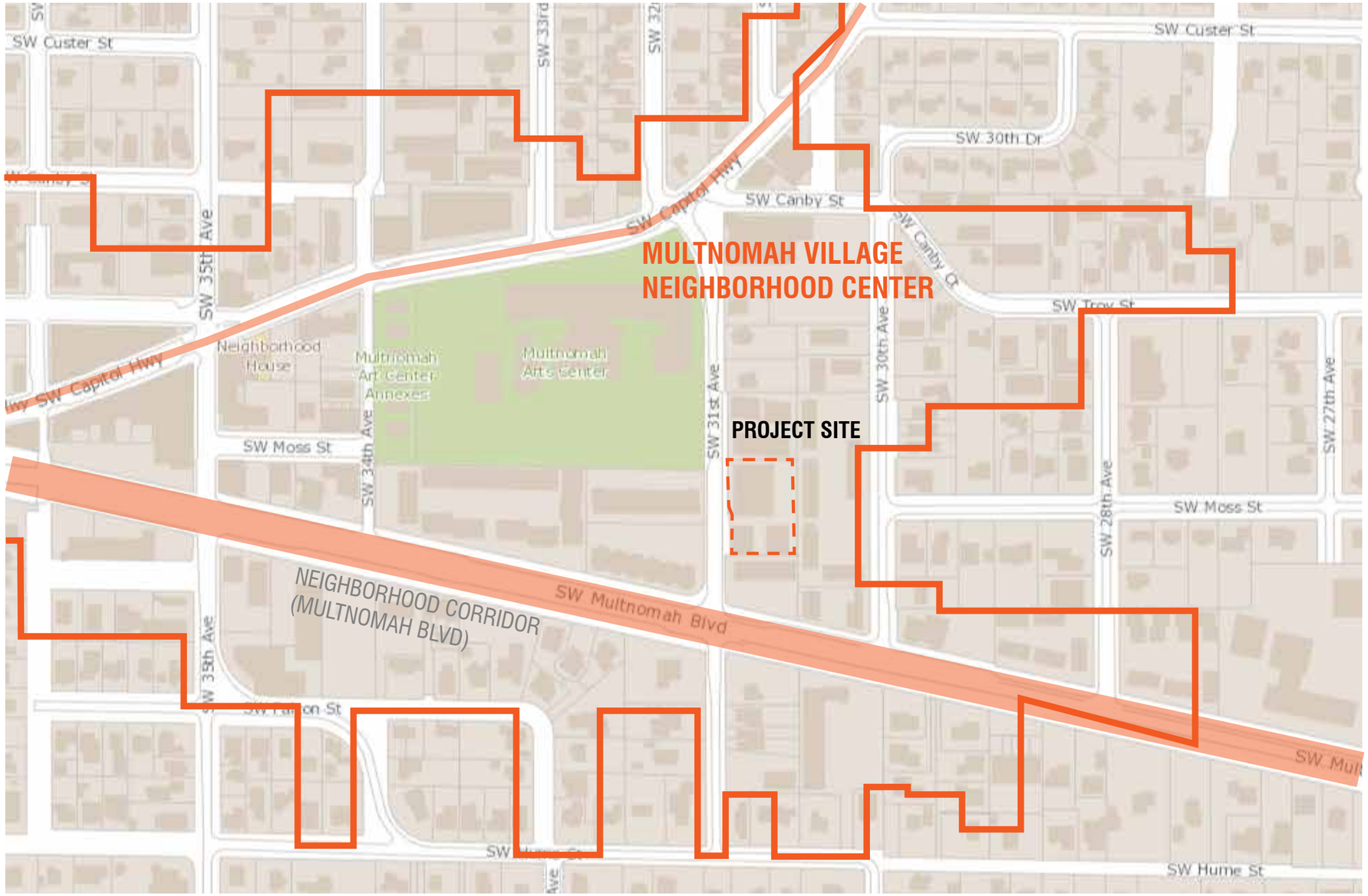
By having the open space on the roof a high percentage of the roof surface will have vegetation or planters that contribute to the eco-roof requirements

- **Birdsafe**

The project will integrate a program of bird safe windows to minimize window strikes

- **Daylight and air**

Having large windows with operable portions will assure adequate ventilation for the residents.



SITE SUMMARY

Zoning:	R1 -> RM2d
Site Area:	24,910 sf (0.57 acres)
Existing Building:	4 Stories over garage +2 stories over garage
Dwelling Units:	23 condo units, (mix of 1, 2, & 3BR's) + 6 townhouse units 29 units total
Parking (N):	29 total stalls, north portion + 6 parking stalls, south portion 35 parking stalls total

SITE LOT LINE

VICINITY MAP

NTS

N

SITE AERIAL

NTS

SITE SUMMARY

Zoning:	R1 -> RM2d
Site Area:	24,910 sf (0.57 acres)
Existing Building:	4 Stories over garage +2 stories over garage
Dwelling Units:	23 condo units, (mix of 1, 2, & 3BR's) + 6 townhouse units 29 units total
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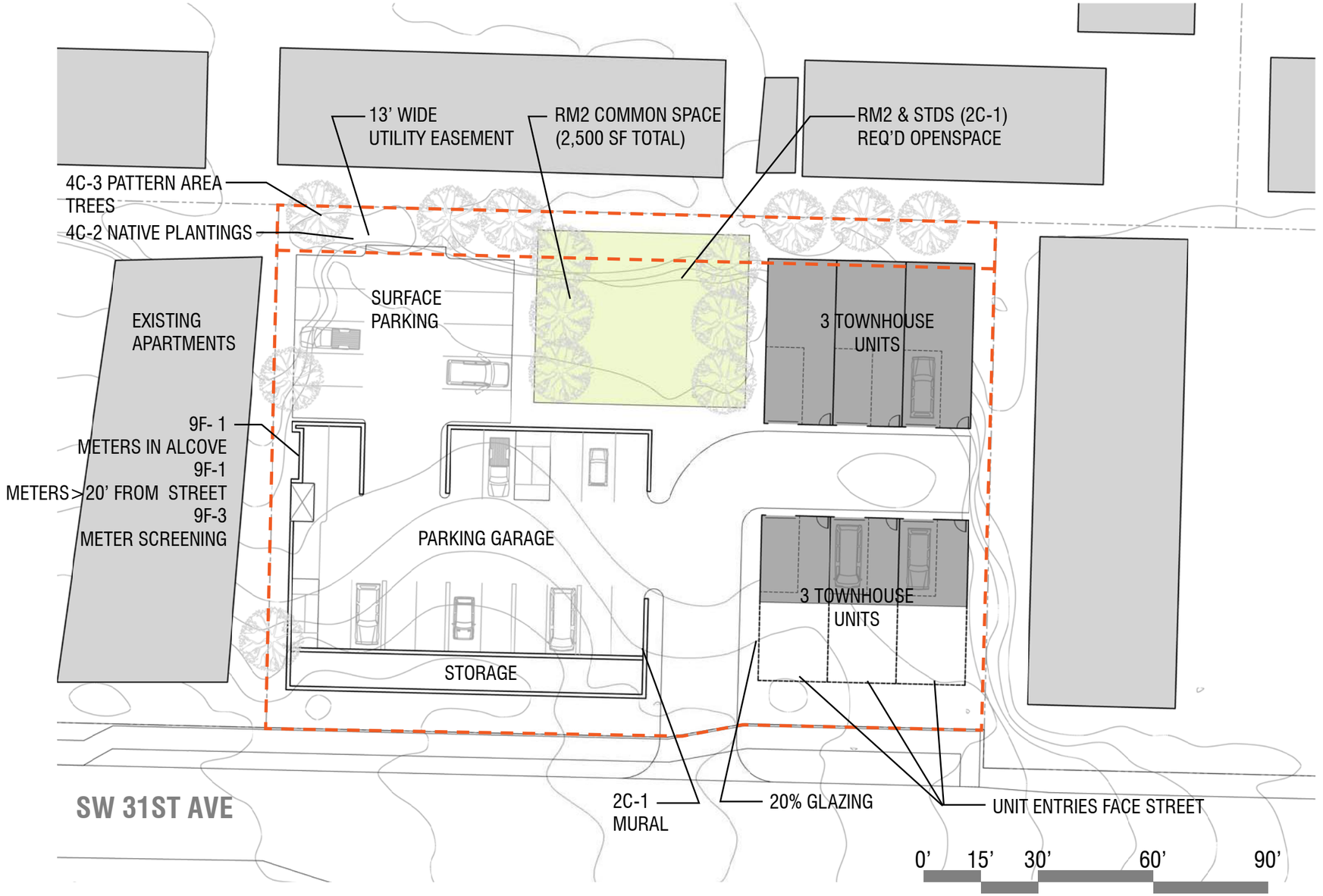
SITE LOT LINE



SITE & GROUND FLOOR PLAN

1” = 30’ - 0”

BUILDING SUMMARY

Zoning:	R1 -> RM2d
Site Area:	24,910 sf (0.57 acres)
Building coverage:	10,000 sf (46%)
Building height:	4 stories and 2 stories over parking garage (40’ / 22’)
Building Area:	35,000 sf (FAR 1.4, approx. sim. to Existing Building
Dwelling Units:	Mix of 1, 2, & 3 BR
Parking:	32 spaces
Bike Parking:	Within each unit

STANDARDS POINTS

2C-1	Add mural	+2
2C-2	800 sf community garden	+2
3B-2	Front elev. plane change	+2
4C-2	30% native plantings	+1
4C-3	Pattern area trees	+1
5A-2	Street-facing unit entries	+3
5B-1	Layer and set back street entries	+2
9C-3	Wrap front materials	+1
9F-1	Meters in alcove	+2
9F-1	Meters 20’ from street	+1
9F-3	Meter screening	+1
10D-1	Cross ventilation for corner units	+2
	Total	20

COMMENTS

1. Common outdoor area requirements are in both Design Standards and RM2 requirements and may not be the same.

2. RM2 and Standards strong encouragment for individualized front unit entries onto the street has a large impact on site planning flexibility, particularly on a sloping site.

Other Required Standards influencing the site plan, bulding form, and detailing include:

5A-1 -- REQ’D: Minimum ground level floor-to-floor height, depending on use. Ground level residential minimum 12’.

5C-1 -- REQ’D: Minimum distance (measured in plane of wall) from center of main entrance nearest column to be 10 ft. For a single swing door, this only applies to latch side of door.

5C-2 -- REQ’D: At one main entrance per street lot line, provide weather protection for 6’ beyond entry wall, minimum 2’ wider than main entry door.

5E-1 -- REQ’D: All projecting canopies shall extend minimum 6’ from exterior walls or 4’ onto sidewalk, whichever is less.

8A -- REQ’D: Exterior walls facing on-site pedestrian circulation to have minimum 20% windows.

9D -- REQ’D: At minimum 80% of street facing façade windows, provide perimeter trim min.3 1/2” wide or recess window glazing minimum 4” back from exterior wall surface.

LEVEL 2 FLOOR PLAN

1” = 30’ - 0”

BUILDING SUMMARY

Zoning:	R1 -> RM2d
Site Area:	24,910 sf (0.57 acres)
Building coverage:	10,000 sf (46%)
Building height:	4 stories and 2 stories over parking garage (40’ / 22’)
Building Area:	35,000 sf (FAR 1.4, approx. sim. to Existing Building
Dwelling Units:	Mix of 1, 2, & 3 BR
Parking:	32 spaces
Bike Parking:	Within each unit

STANDARDS POINTS

2C-1	Add mural	+2
2C-2	800 sf community garden	+2
3B-2	Front elev. plane change	+2
4C-2	30% native plantings	+1
4C-3	Pattern area trees	+1
5A-2	Street-facing unit entries	+3
5B-1	Layer and set back street entries	+2
9C-3	Wrap front materials	+1
9F-1	Meters in alcove	+2
9F-1	Meters 20’ from street	+1
9F-3	Meter screening	+1
10D-1	Cross ventilation for corner units	+2
	Total	20

COMMENTS

1. Common outdoor area requirements are in both Design Standards and RM2 requirements and may not be the same.

2. RM2 and Standards strong encouragment for individualized front unit entries onto the street has a large impact on site planning flexibility, particularly on a sloping site.

Other Required Standards influencing the site plan, bulding form, and detailing include:

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5E-1 -- REQ’D: All projecting canopies shall extend minimum 6’ from exterior walls or 4’ onto sidewalk, whichever is less.

8A -- REQ’D: Exterior walls facing on-site pedestrian circulation to have minimum 20% windows.

9D -- REQ’D: At minimum 80% of street facing façade windows, provide perimeter trim min.3 1/2” wide or recess window glazing minimum 4” back from exterior wall surface.

TYPICAL UPPER LEVEL FLOOR PLAN

1” = 30’ - 0”

BUILDING SUMMARY

Zoning:	R1 -> RM2d
Site Area:	24,910 sf (0.57 acres)
Building coverage:	10,000 sf (46%)
Building height:	4 stories and 2 stories over parking garage (40’ / 22’)
Building Area:	35,000 sf (FAR 1.4, approx. sim. to Existing Building
Dwelling Units:	Mix of 1, 2, & 3 BR
Parking:	32 spaces
Bike Parking:	Within each unit

STANDARDS POINTS

2C-1	Add mural	+2
2C-2	800 sf community garden	+2
3B-2	Front elev. plane change	+2
4C-2	30% native plantings	+1
4C-3	Pattern area trees	+1
5A-2	Street-facing unit entries	+3
5B-1	Layer and set back street entries	+2
9C-3	Wrap front materials	+1
9F-1	Meters in alcove	+2
9F-1	Meters 20’ from street	+1
9F-3	Meter screening	+1
10D-1	Cross ventilation for corner units	+2
	Total	20

COMMENTS

1. Common outdoor area requirements are in both Design Standards and RM2 requirements and may not be the same.

2. RM2 and Standards strong encouragment for individualized front unit entries onto the street has a large impact on site planning flexibility, particularly on a sloping site.

Other Required Standards influencing the site plan, bulding form, and detailing include:

5A-1 -- REQ’D: Minimum ground level floor-to-floor height, depending on use. Ground level residential minimum 12’.

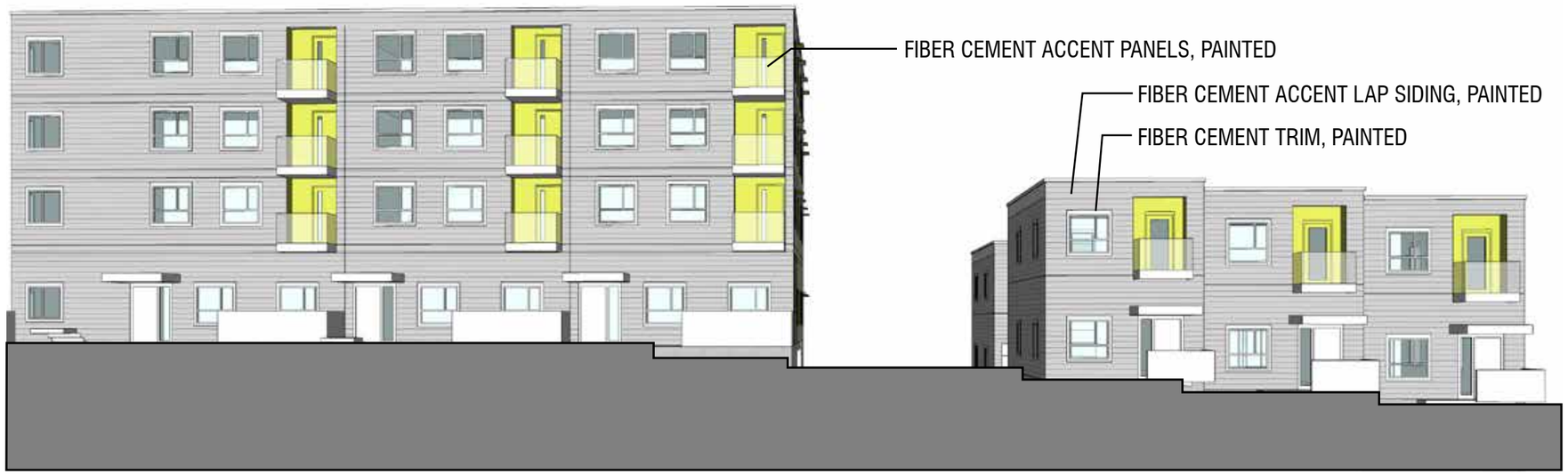
5C-1 -- REQ’D: Minimum distance (measured in plane of wall) from center of main entrance nearest column to be 10 ft. For a single swing door, this only applies to latch side of door.

5C-2 -- REQ’D: At one main entrance per street lot line, provide weather protection for 6’ beyond entry wall, minimum 2’ wider than main entry door.

5E-1 -- REQ’D: All projecting canopies shall extend minimum 6’ from exterior walls or 4’ onto sidewalk, whichever is less.

8A -- REQ’D: Exterior walls facing on-site pedestrian circulation to have minimum 20% windows.

9D -- REQ’D: At minimum 80% of street facing façade windows, provide perimeter trim min.3 1/2” wide or recess window glazing minimum 4” back from exterior wall surface.



WEST ELEVATION (LOOKING EAST FROM SW 31ST AVENUE)

1" = 20'-0"

MASSING - VIEW LOOKING FROM THE SOUTHWEST

NTS

BUILDING SUMMARY

Zoning:	R1 -> RM2d
Site Area:	24,910 sf (0.57 acres)
Building coverage:	10,000 sf (46%)
Building height:	4 stories and 2 stories over parking garage (40' / 22')
Building Area:	35,000 sf (FAR 1.4, approx. sim. to Existing Building
Dwelling Units:	Mix of 1, 2, & 3 BR
Parking:	32 spaces
Bike Parking:	Within each unit

STANDARDS POINTS

2C-1	Add mural	+2
2C-2	800 sf community garden	+2
3B-2	Front elev. plane change	+2
4C-2	30% native plantings	+1
4C-3	Pattern area trees	+1
5A-2	Street-facing unit entries	+3
5B-1	Layer and set back street entries	+2
9C-3	Wrap front materials	+1
9F-1	Meters in alcove	+2
9F-1	Meters 20' from street	+1
9F-3	Meter screening	+1
10D-1	Cross ventilation for corner units	+2
	Total	20

COMMENTS

1. Common outdoor area requirements are in both Design Standards and RM2 requirements and may not be the same.

2. RM2 and Standards strong encouragment for individualized front unit entries onto the street has a large impact on site planning flexibility, particularly on a sloping site.

Other Required Standards influencing the site plan, bulding form, and detailing include:

5A-1 -- REQ'D: Minimum ground level floor-to-floor height, depending on use. Ground level residential minimum 12'.

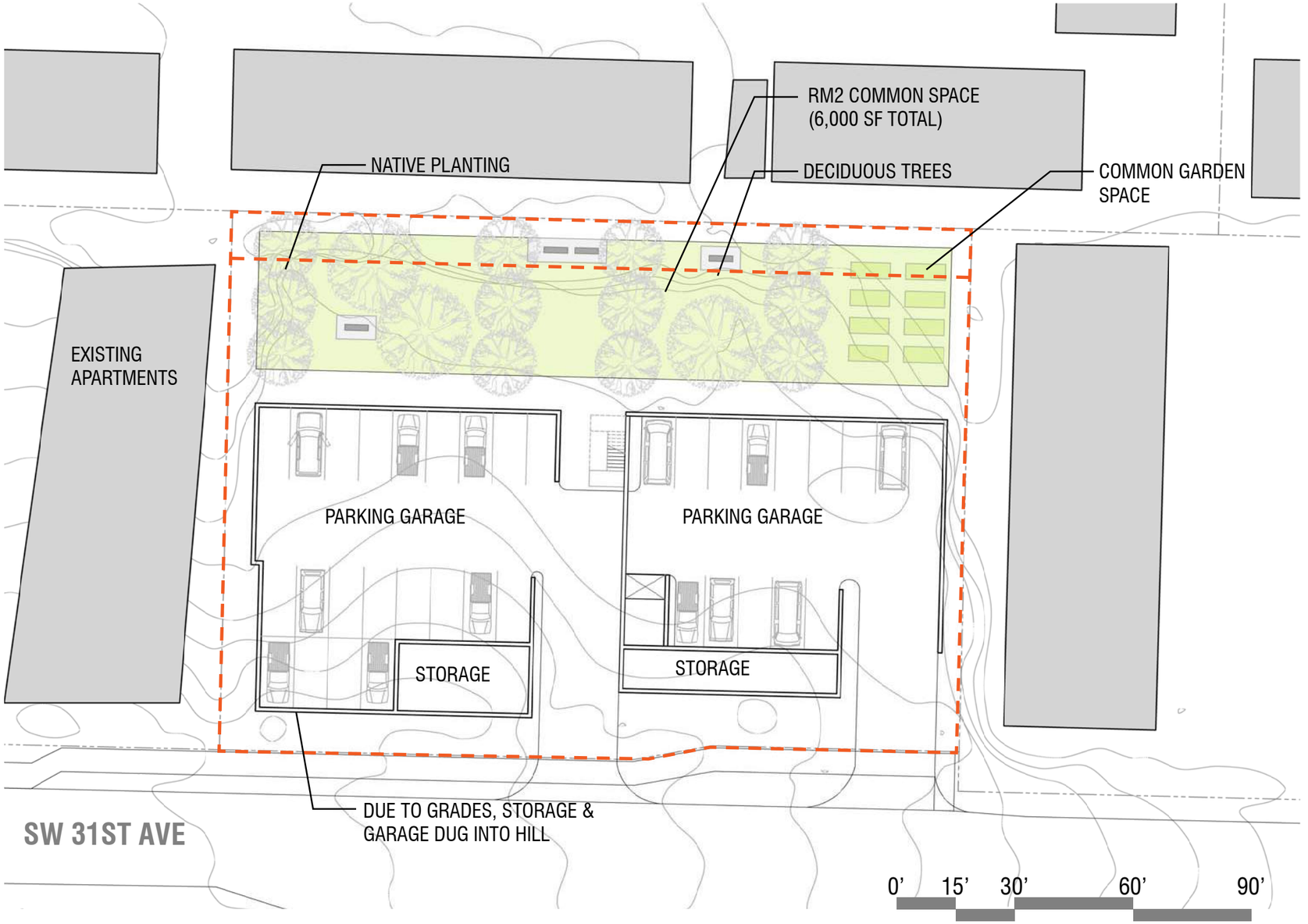
5C-1 -- REQ'D: Minimum distance (measured in plane of wall) from center of main entrance nearest column to be 10 ft. For a single swing door, this only applies to latch side of door.

5C-2 -- REQ'D: At one main entrance per street lot line, provide weather protection for 6' beyond entry wall, minimum 2' wider than main entry door.

5E-1 -- REQ'D: All projecting canopies shall extend minimum 6' from exterior walls or 4' onto sidewalk, whichever is less.

8A -- REQ'D: Exterior walls facing on-site pedestrian circulation to have minimum 20% windows.

9D -- REQ'D: At minimum 80% of street facing façade windows, provide perimeter trim min.3 1/2" wide or recess window glazing minimum 4" back from exterior wall surface.



SITE & GROUND FLOOR PLAN

1” = 30’ - 0”

N

SITE LOT LINE

BUILDING SUMMARY

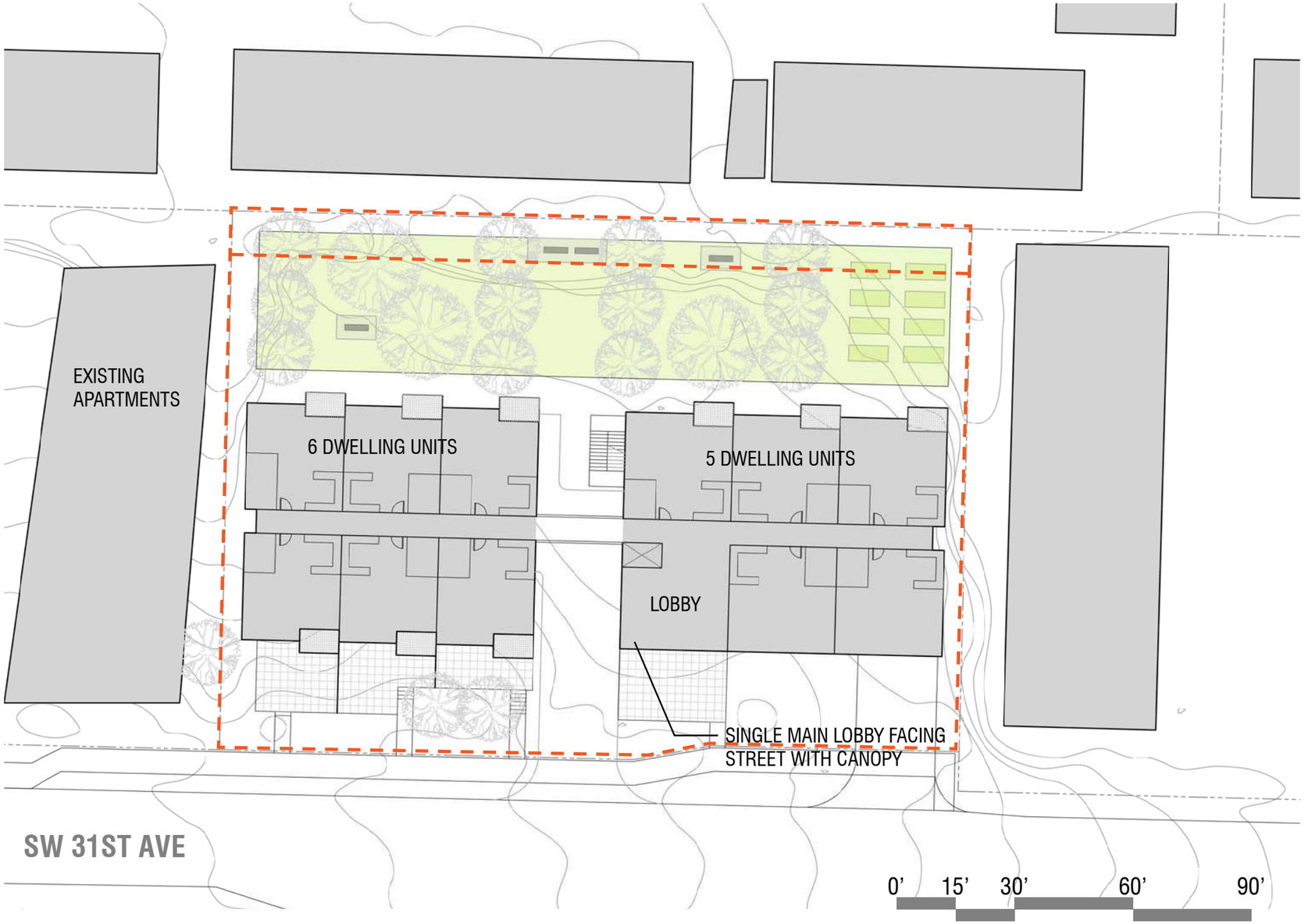
Zoning:	R1 -> RM2d
Site Area:	24,910 sf (0.57 acres)
Building coverage:	13,000 sf (52%)
Building height:	3 stories and 2 stories over parking garage (35’ / 30’)
Building Area:	28,000 sf (FAR 1.1)
Dwelling Units:	Mix of 1, 2, & 3 BR
Parking:	35 spaces
Bike Parking:	Within each unit

GUIDELINES COMMENTS

This Guidelines approach for this site has been proposed in order to provide more site planning and building architecture design flexibility than the current Required Standards would allow. A primary site planning priority with the Standards and the proposed RM2 zoning is to have dwelling units enter from the street. While often a laudable goal, on sloping sites with high parking needs, a different site plan approach provides for more consolidated parking and a common lobby. This also provides for a different building form, and larger internal garden. Other Required Standards restrict the design with various proportional and aesthetic constraints include:

- 3B-4 and 5A-1 – 5A-1 -- REQ’D: Minimum ground level floor-to-floor height, depending on use. Ground level residential minimum 12’.
- 5C-1 – The relationship between the entrances and columns is restricted, which doesn’t allow the configuration that makes the most sense with this site, given the vertical slope and angled property line.
- 5C-2 and 5E-1 – The required dimension for canopy depth is quite large at 6’ cantilever, and requiring the canopy to extend beyond the door jambs is more of a traditional look than is applicable to the more clean expression of the design.
- 9D – The requirement for window trim is against the spirit of the project’s architecture, and recessing the windows instead poses constructability complexities and is often costly.

Additionally, several materials proposed are not currently on the allowable list, which would constrain aesthetic choices or cost-saving alternatives.



LEVEL 2 FLOOR PLAN

1” = 30’ - 0”

BUILDING SUMMARY

Zoning:	R1 -> RM2d
Site Area:	24,910 sf (0.57 acres)
Building coverage:	13,000 sf (52%)
Building height:	3 stories and 2 stories over parking garage (35’ / 30’)
Building Area:	28,000 sf (FAR 1.1)
Dwelling Units:	Mix of 1, 2, & 3 BR
Parking:	35 spaces
Bike Parking:	Within each unit

GUIDELINES COMMENTS

This Guidelines approach for this site has been proposed in order to provide more site planning and building architecture design flexibility than the current Required Standards would allow. A primary site planning priority with the Standards and the proposed RM2 zoning is to have dwelling units enter from the street. While often a laudable goal, on sloping sites with high parking needs, a different site plan approach provides for more consolidated parking and a common lobby. This also provides for a different building form, and larger internal garden. Other Required Standards restrict the design with various proportional and aesthetic constraints include:

- 3B-4 and 5A-1 – 5A-1 -- REQ’D: Minimum ground level floor-to-floor height, depending on use. Ground level residential minimum 12’.
- 5C-1 – The relationship between the entrances and columns is restricted, which doesn’t allow the configuration that makes the most sense with this site, given the vertical slope and angled property line.
- 5C-2 and 5E-1 – The required dimension for canopy depth is quite large at 6’ cantilever, and requiring the canopy to extend beyond the door jambs is more of a traditional look than is applicable to the more clean expression of the design.
- 9D – The requirement for window trim is against the spirit of the project’s architecture, and recessing the windows instead poses constructability complexities and is often costly.

Additionally, several materials proposed are not currently on the allowable list, which would constrain aesthetic choices or cost-saving alternatives.

BUILDING SUMMARY

Zoning:	R1 -> RM2d
Site Area:	24,910 sf (0.57 acres)
Building coverage:	13,000 sf (52%)
Building height:	3 stories and 2 stories over parking garage (35’ / 30’)
Building Area:	28,000 sf (FAR 1.1)
Dwelling Units:	Mix of 1, 2, & 3 BR
Parking:	35 spaces
Bike Parking:	Within each unit

GUIDELINES COMMENTS

This Guidelines approach for this site has been proposed in order to provide more site planning and building architecture design flexibility than the current Required Standards would allow. A primary site planning priority with the Standards and the proposed RM2 zoning is to have dwelling units enter from the street. While often a laudable goal, on sloping sites with high parking needs, a different site plan approach provides for more consolidated parking and a common lobby. This also provides for a different building form, and larger internal garden. Other Required Standards restrict the design with various proportional and aesthetic constraints include:

- 3B-4 and 5A-1 – 5A-1 -- REQ’D: Minimum ground level floor-to-floor height, depending on use. Ground level residential minimum 12’.
- 5C-1 – The relationship between the entrances and columns is restricted, which doesn’t allow the configuration that makes the most sense with this site, given the vertical slope and angled property line.
- 5C-2 and 5E-1 – The required dimension for canopy depth is quite large at 6’ cantilever, and requiring the canopy to extend beyond the door jambs is more of a traditional look than is applicable to the more clean expression of the design.
- 9D – The requirement for window trim is against the spirit of the project’s architecture, and recessing the windows instead poses constructability complexities and is often costly.

Additionally, several materials proposed are not currently on the allowable list, which would constrain aesthetic choices or cost-saving alternatives.

TYPICAL UPPER LEVEL FLOOR PLAN

1” = 30’ - 0”

N

SITE LOT LINE

WEST ELEVATION (LOOKING EAST FROM SW 31ST AVENUE)

1" = 20'-0"

MASSING - VIEW LOOKING FROM THE SOUTHWEST

NTS

BUILDING SUMMARY

Zoning:	R1 -> RM2d
Site Area:	24,910 sf (0.57 acres)
Building coverage:	13,000 sf (52%)
Building height:	3 stories and 2 stories over parking garage (35' / 30')
Building Area:	28,000 sf (FAR 1.1)
Dwelling Units:	Mix of 1, 2, & 3 BR
Parking:	35 spaces
Bike Parking:	Within each unit

GUIDELINES COMMENTS

This Guidelines approach for this site has been proposed in order to provide more site planning and building architecture design flexibility than the current Required Standards would allow. A primary site planning priority with the Standards and the proposed RM2 zoning is to have dwelling units enter from the street. While often a laudable goal, on sloping sites with high parking needs, a different site plan approach provides for more consolidated parking and a common lobby. This also provides for a different building form, and larger internal garden. Other Required Standards restrict the design with various proportional and aesthetic constraints include:

- 3B-4 and 5A-1 – 5A-1 -- REQ'D: Minimum ground level floor-to-floor height, depending on use. Ground level residential minimum 12'.
- 5C-1 – The relationship between the entrances and columns is restricted, which doesn't allow the configuration that makes the most sense with this site, given the vertical slope and angled property line.
- 5C-2 and 5E-1 – The required dimension for canopy depth is quite large at 6' cantilever, and requiring the canopy to extend beyond the door jambs is more of a traditional look than is applicable to the more clean expression of the design.
- 9D – The requirement for window trim is against the spirit of the project's architecture, and recessing the windows instead poses constructability complexities and is often costly.

Additionally, several materials proposed are not currently on the allowable list, which would constrain aesthetic choices or cost-saving alternatives.

SW 31st Avenue Site - Guidelines - Design Analysis

GUIDELINE 01: Respond to the citywide urban design framework, including pattern area, center, corridor, and transit station.

The surronding context of the site is multi-family residential oriented, with larger structures and significant areas of parking for the residents either alongside, of behind the buildings. This stretch of SW 31st is sandwiched between the faster traffic of Multnomah Boulevard (Corridor) and the quaint pedestrian-oriented Multnomah Village (Center). Topography and vegetation are important aspects of the immediate vicinity, as well as accommodation for the automobile, which the project's site planning integrates by tucking the parking within the slope and beneath the buildings.

GUIDELINE 02: Build on the local character and identity of the place.

The architecture of the project represents a progressive expression for increased residential density, with its massing, treatment of parking, following the street's slope, and integration of vegetation. An existing utility easement on the back of the property and full-length garden open space provides a significant connection to nature and internal community, that the surrounding properties with large surface parking lots are not able to maximize. By concentrating the parking within the slope, the two building massings are able to provide a common lobby space and connecting bridge, spanning a view from the street through to the garden beyond.

GUIDELINE 03: Create positive relationships with adjacent surroundings.

The adjacent residential projects are residential in character, some with pitched roofs breaking down the architectural volumns. Very large surface parking lots, however, dominate the view and feel from 31st Avenue. The proposed project orients the building massing, private balconies, and bridge for eyes on the street, as well as eyes on the quieter garden space at mid-block.

GUIDELINE 04: Integrate and enhance on-site features that contribute to a location's special character.

Prominent features of the site are its slope, planted utility easement, and pattern area trees and plantings, and the proposed design emphases each of these attributes, furthering the essense of SW Portland. Unlike the Standards version of the project, which emphasizes having individual dwelling unit entries front onto the street, this Guideline version utilizes a Common Lobby building entry, which is a common feature of many multi-family projects in SW Portland. This approach allows consolidating the parking, which enables providing other amenities.

GUIDELINE 05: Design the sidewalk level of buildings to be comfortable, safe and pleasant.

The sidewalks and building frontage all integrate features to maximize reinforcing the SW Portland character of the project. Native plantings, along with canopies, large areas of windows, balconies and building articulation, along with features accommodating the existing slope, are intended to welcome visitors while keeping eyes on the streets for security and connections to the broader community. Sensitive lighting is not shown at this conceptual level, but is an important part of all of our office's projects.

GUIDELINE 06: Provide an opportunity within open areas to pause, sit and interact.

The project provides a mix of private, semi-private, and common open space options for the residents, each with a different level of enclosure, seating, and landscape. The project's interior garden area is large, (made possible by the consolidated parking beneath the building.) Not shown in detail at this concept-level, this large area will be broken into smaller garden zones, treated with trees and landscaping to form outdoor rooms, some formal, some informal, and others for food production.

GUIDELINE 07: Integrate and minimize necessary building services.

As mentioned before, a key feature of the project's site planning is to tuck as much of the parking and vehicle areas within the slope. Also at this level is storage for the residents, The utility meters are anticipated to be located in an alcove or otherwise screened, and the rear garden and utility easement zone will also act as stormwater retention and/or treatment.

GUIDELINE 08: Support the comfort and dignity of residents, workers and visitors through thoughtful site design.

The project integrates a Common Lobby, connecting bridge, common open areas and gardens, with as many views through the site and within the building as possible, while still providing adequate parking and internal circulation zones to the individual units. The site's main orientation is north/south, with street frontage facing west, a more challenging solar orientation, so deep recesses, balconies, canopies, sunshades and other shading devices are integrated. Large, deciduous plantings along the street are anticipated, to also provide seasonal shading.

GUIDELINE 09: Design for quality, using enduring materials and strategies with a clear and consistent execution.

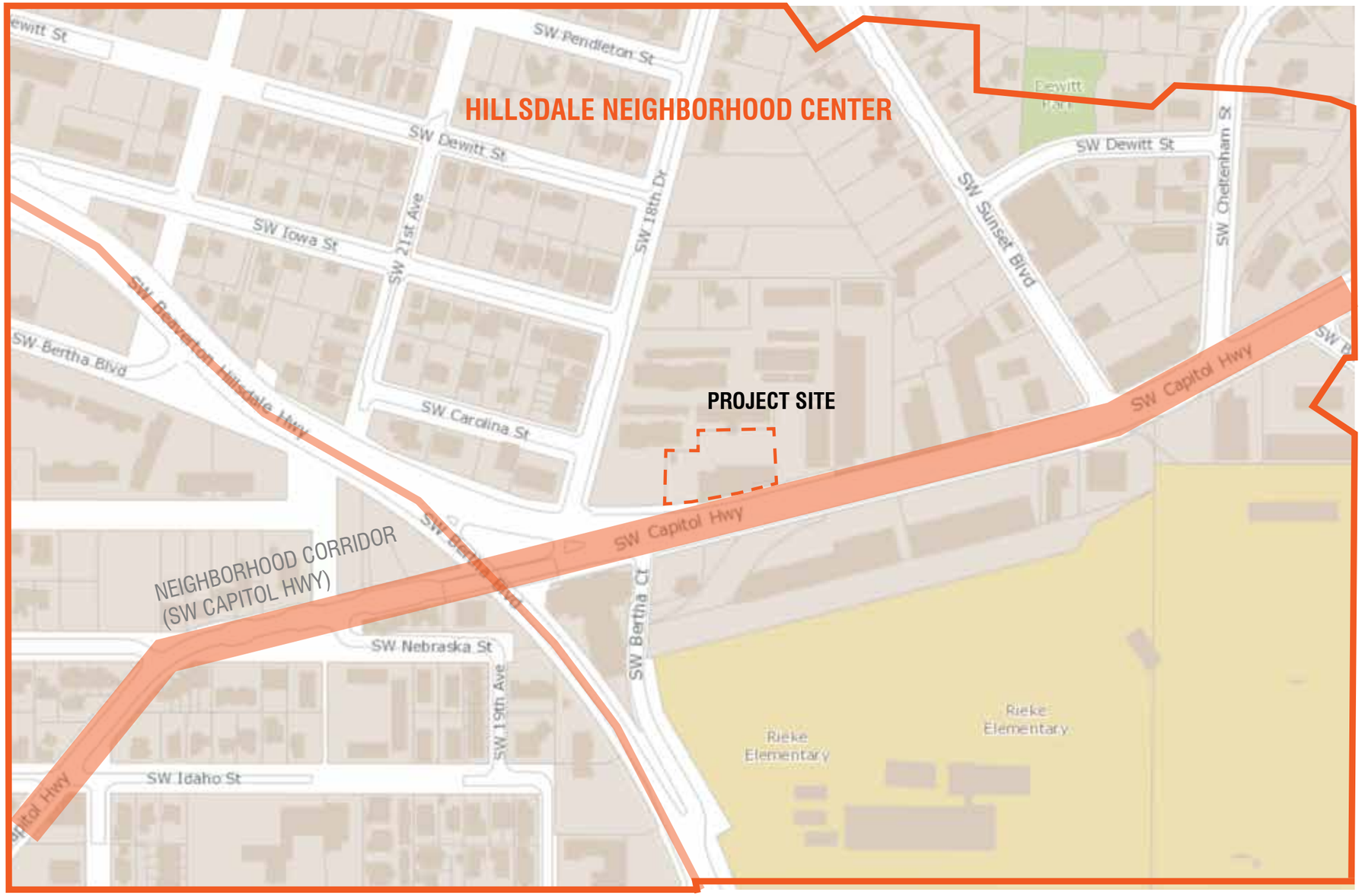
The project's architectural design is only at a conceptual level, so many areas need significant refinement. As shown however, the buidling's massing and articulation provide human-scaled areas of interest, within the economical straight-forward primary building masses. Within the main facade, insets for balconies and canopies are provided, along with protruding sunshades. Building window and door openings on all floors also break up the facades, with an enlarged glazed area at the building lobby and bridge. Building mechanical systems are not designed yet, but if on the rooftop they would be screened, or if in the building face would be integrated sensitively.

Durable, high quality materials would be used, but the primary materials may not be presently on the approved list. The main metal panels anticipated are a sine-curve shape, not 90-degree ribbed, and are 7/8" deep, not 1-1/2" deep, which can be thicker gauge while still cost-effective. Fiber cement panels are likely to be painted, rather than integral color, for cost, constructability, and aesthetic (color preference) reasons.

Other deviations from the Standards or other requirements include:
The primary building face is broken up with numerous articulations, but its overall contiguous area could be interpreted as much greater than 1000sf.
Intermediate building facade projections may be 16"-18" rather than 24", and Canopy depth may be 3'-4' rather than 6',
Balcony projections may be less than 2' from the face of the building, but may also protrude into the building volume for an overall significant depth.

GUIDELINE 10: Design for resilience, elevating health and stewardship of the environment.

The project's site planning, architecture, materials, building systems, and other attributes all maximize resource conservation and connections to nature, -- within the economic bounds of the project program. Daylighting and air quality are a priority, coupled with comfort, shading, and other environmental considerations. Our office always strives to prioritize connections from the interior to the outdoors, -- however, this made very difficult by the City's new Bird-Safe glazing requirements. We fully support the Audubon Society's goals, but the percentage requirements are highly restrictive, and in our research may or may not be fully supported by the underlying science.



SITE SUMMARY

Zoning:	CM2dm
Site Area:	25,964 sf / 0.60 acres
Building:	Approx. 7,000sf, Commercial Use
Building height:	Single-Story with Mezzanines
Parking:	Approximately 35 ps

VICINITY MAP

NTS

N

SITE LOT LINE

SITE SUMMARY

Zoning:	CM2dm
Site Area:	25,964 sf / 0.60 acres
Building:	Approx. 7,000sf, Commercial Use
Building height:	Single-Story with Mezzanines
Parking:	Approximately 35 ps

SITE AERIAL

NTS

N

SITE LOT LINE

SITE & GROUND FLOOR PLAN

1" = 30' - 0"

BUILDING SUMMARY

Zoning:	CM2dm
Site Area:	25,964 sf / 0.60 acres
Building:	Approx. 7,000sf, Commercial Use
Building height:	Single-Story with Mezzanines
Parking:	Approximately 35 ps

STANDARDS POINTS

2C-1	Add mural	+2
3A-2	Entry near outdoor space	+1
3B-2	Front elev. plane change	+2
4C-2	30% native plantings	+1
4C-3	Pattern area trees	+1
6E-1	Seating at transit stop	+1
6E-1	Weather protection at transit stop	+2
9C-3	Wrap front materials	+1
9F-1	Meters in alcove	+2
9F-1	Meters 20' from street	+1
10B-1	Ecoroof totaling 5000sf	+3
10C-1	Bird-safe treatments (50% of glazing)	+3
	Total	20

COMMENTS

1. Challenge to reach 20 Standards points, Ecoroof, Bird-safe treatments necessary to reach total, but likely costly measures.

Other Required Standards influencing the site plan, bulding form, and detailing include:

3B-4 – REQ'D: Rooflines on buildings wider than 50 ft on civic corridors to be flat. On neighborhood corridors and local streets, continuous rooflines shall not exceed 100 ft in length, and must be separated from adjacent rooflines by a height difference of 3 ft minimum.

5A-1 -- REQ'D: Minimum ground level floor-to-floor height, depending on use. Ground level commercial minimum 15'.

5C-1 -- REQ'D: Minimum distance (measured in plane of wall) from center of main entrance nearest column to be 10 ft. For a single swing door, this only applies to latch side of door.

5C-2 -- REQ'D: At one main entrance per street lot line, provide weather protection for 6' beyond entry wall, minimum 2' wider than main entry door.

5E-1 -- REQ'D: All projecting canopies shall extend minimum 6' from exterior walls or 4' onto sidewalk, whichever is less.

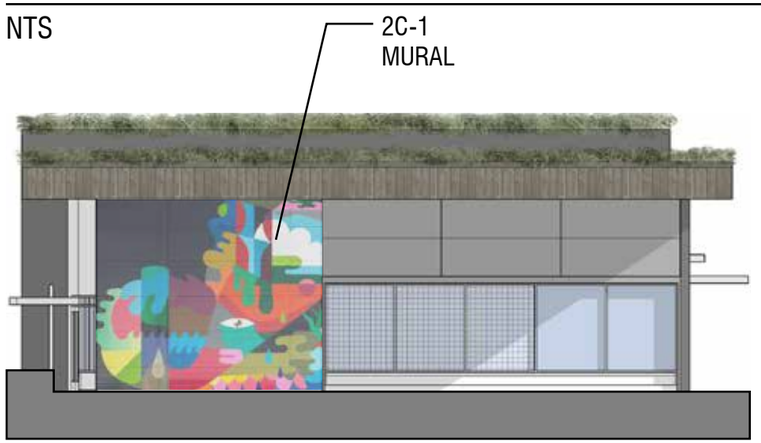
7C -- REQ'D: At transit streets, no parking allowed within 35' of front lot line (reduced to 20' for tuck-under parking)

8A -- REQ'D: Exterior walls facing on-site pedestrian circulation to have minimum 20% windows.

9D -- REQ'D: At minimum 80% of street facing façade windows, provide perimeter trim min.3 1/2" wide or recess window glazing minimum 4" back from exterior wall surface.

MASSING - VIEW LOOKING NORTH ON SW CAPITOL HWY

NTS



WEST ELEVATION OF THE BUILDING

1/16” = 1’-0”

SOUTH ELEVATION - LOOKING FROM SW CAPITOL HWY

1/16” = 1’-0”

MASSING - VIEW LOOKING WEST ON SW CAPITOL HWY

NTS

BUILDING SUMMARY

Zoning:	CM2dm
Site Area:	25,964 sf / 0.60 acres
Building:	Approx. 7,000sf, Commercial Use
Building height:	Single-Story with Mezzanines
Parking:	Approximately 35 ps

STANDARDS POINTS

2C-1	Add mural	+2
3B-1	Front building wall	+1
3B-2	Front elev. plane change	+2
4C-2	30% native plantings	+1
4C-3	Pattern area trees	+1
6E-1	Seating at transit stop	+1
6E-1	Weather protection at transit stop	+2
9C-3	Wrap front materials	+1
9F-1	Meters in alcove	+2
9F-1	Meters 20’ from street	+1
10B-1	Ecoroof totaling 5000sf	+3
10C-1	Bird-safe treatments (50% of glazing)	+3
	Total	20

COMMENTS

1. Challenge to reach 20 Standards points, Ecoroof, Bird-safe treatments necessary to reach total, but likely costly measures.

Other Required Standards influencing the site plan, bulding form, and detailing include:

3B-4 – REQ’D: Rooflines on buildings wider than 50 ft on civic corridors to be flat. On neighborhood corridors and local streets, continuous rooflines shall not exceed 100 ft in length, and must be separated from adjacent rooflines by a height difference of 3 ft minimum.

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5C-1 -- REQ’D: Minimum distance (measured in plane of wall) from center of main entrance nearest column to be 10 ft. For a single swing door, this only applies to latch side of door.

5C-2 -- REQ’D: At one main entrance per street lot line, provide weather protection for 6’ beyond entry wall, minimum 2’ wider than main entry door.

5E-1 -- REQ’D: All projecting canopies shall extend minimum 6’ from exterior walls or 4’ onto sidewalk, whichever is less.

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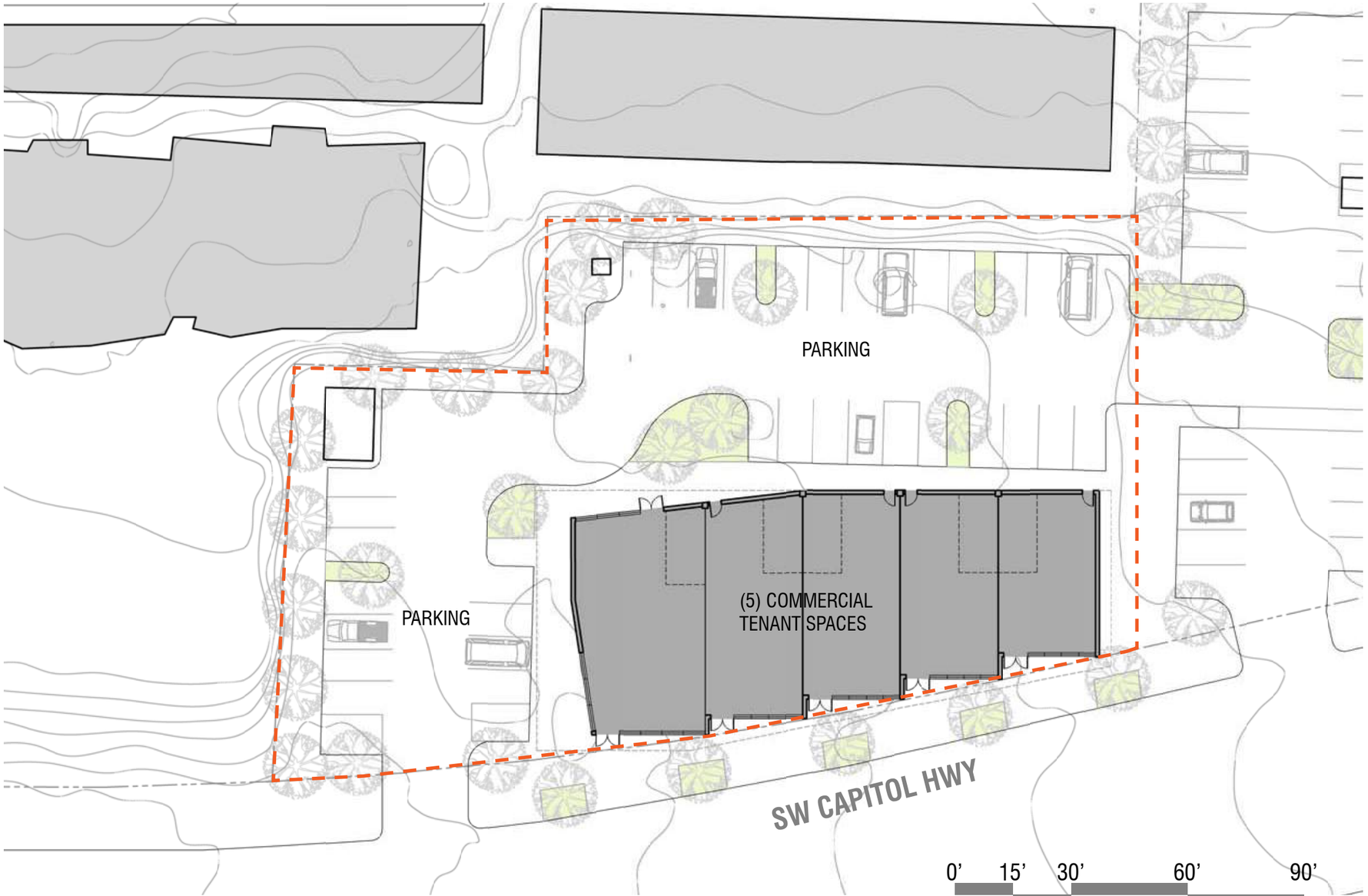
8A -- REQ’D: Exterior walls facing on-site pedestrian circulation to have minimum 20% windows.

9D -- REQ’D: At minimum 80% of street facing façade windows, provide perimeter trim min.3 1/2” wide or recess window glazing minimum 4” back from exterior wall surface.



SITE & GROUND FLOOR PLAN

1” = 30’ - 0”

BUILDING SUMMARY

Zoning:	CM2dm
Site Area:	25,964 sf / 0.60 acres
Building:	Approx. 7,000sf, Commercial Use
Building height:	Single-Story with Mezzanines
Parking:	Approximately 35 ps

GUIDELINES COMMENTS

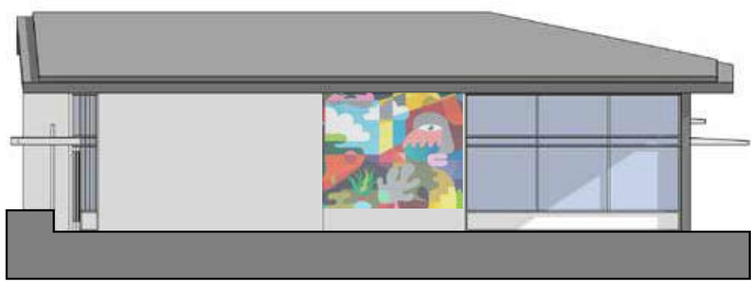
This Guidelines approach has been proposed in order to provide more design flexibility than the current Required Standards would allow within that approach. Items currently Required which restrict the design with various proportional and aesthetic constraints include:

- 3B-4 and 5A-1 – Roofs are required to be flat on Corridors, as well as provide a minimum floor-to-floor height of 15’. Due to the sloping site, the approach shown here is preferable.
- 5C-1 – The relationship between the entrances and columns is restricted, which doesn’t allow the configuration that makes the most sense with this site, given the vertical slope and angled property line.
- 5C-2 and 5E-1 – The required dimension for canopy depth is quite large at 6’ cantilever, and requiring the canopy to extend beyond the door jambs is more of a traditional look than is applicable to the more clean expression of the design.
- 7C -- On transit streets, no parking allowed within 35’ of front lot line, which, given the specifics of the site, removes the potential for (7) parking spaces.
- 8A – As the east elevation provides some pedestrian access from parking to the sidewalk, this wall would require a large glazed portion (approx. 120sf.)
- 9D – The requirement for window trim is against the spirit of the project’s architecture, and recessing the windows instead poses constructability complexities and is often costly.

SITE LOT LINE

MASSING - VIEW LOOKING NORTH FROM SW CAPITOL HWY

NTS



WEST ELEVATION OF THE BUILDING

1/16” = 1’-0”

SOUTH ELEVATION - (LOOKING NORTH FROM SW CAPITOL HWY)

1/16” = 1’-0”

MASSING - VIEW LOOKING WEST ON SW CAPITOL HWY

NTS

BUILDING SUMMARY

Zoning:	CM2dm
Site Area:	25,964 sf / 0.60 acres
Building:	Approx. 7,000sf, Commercial Use
Building height:	Single-Story with Mezzanines
Parking:	Approximately 35 ps

GUIDELINES COMMENTS

This Guidelines approach has been proposed in order to provide more design flexibility than the current Required Standards would allow within that approach. Items currently Required which restrict the design with various proportional and aesthetic constraints include:

- 3B-4 and 5A-1 – Roofs are required to be flat on Corridors, as well as provide a minimum floor-to-floor height of 15'. Due to the sloping site, the approach shown here is preferable.
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- 9D – The requirement for window trim is against the spirit of the project's architecture, and recessing the windows instead poses constructability complexities and is often costly.

Additionally, several materials proposed are not currently on the allowable list, which would constrain aesthetic choices or cost-saving alternatives.

SW Capitol Hwy - Guidelines - Design Analysis

GUIDELINE 01: Respond to the citywide urban design framework, including pattern area, center, corridor, and transit station.

The surronding context of the SW Capitol Hwy site is an ecclectic mix of auto-oriented commercial and retail uses. The street's slope is also an emphasis for the site planning and building form. Auto parking is a significant need, and is provided for the building behind and beside the building, much like the existing configuration. This stretch of SW Capitol Hwy is a Connector, with many of the surrounding properties developed with parking between the street and the building, which this siteplan avoids, in order to support a stronger pedestrian experience on the sidewalk.

GUIDELINE 02: Build on the local character and identity of the place.

The existing surrounding architecture is a mixed bag of styles and quality, most relatively nondescript, which in some respects could be interpreted as the identity of this place. The proposed project represents a more forward-looking expression and clean-lined architecture for the commercial structure, as simple and elegant structure as possible for tranparency through to the activity of the interiors. By following the slope of the site with both the building's terracing floors and single-sloped roofline, the building mass emphasizes a relationship to the site's natural character, rather than the less desirable aspects currently dominating the vicinity.

GUIDELINE 03: Create positive relationships with adjacent surroundings.

As noted, the adjacent auto-oriented surroundings are challenging to respond to in complementary fashion, so to some degree this project is a counterpoint. The site planning emphasizes a connection to the sidewalk, while also acknowledging that some patrons may access the building from the north (parking lot) side. The west side of the building is thereby emphasized, with a large sheltering roof and landscaping/seating (not currently shown, but anticipated) to provide a gathering or dining spot for a potential restaurant use.

GUIDELINE 04: Integrate and enhance on-site features that contribute to a location's special character.

Prominent features of the site are its auto-oriented essence, which the project addresses, but works to balance. The vertical slope and angle (in plan) of the adjacent sidewalk are also strong features of the site, which in this case results in the sawtooth facade along Capitol Hwy. This enables the tenant doors to swing to the exterior within the property, not over the sidewalk, which also provides shading and raincover. Existing street trees will also provide shading along the broad southern facade of the building, as well as the shading screens high on this exterior wall.

GUIDELINE 05: Design the sidewalk level of buildings to be comfortable, safe and pleasant.

The south and west frontages of the building each integrate features to maximize the building's relationship to the sidewalk. In balancing access for the automobile with the pedestrian, the building's west face has been canted in plan to create a sheltered gathering area along the western side. As noted with Guideline 04, the primary doors face the sidewalk, and are detailed for both shade and raincover. The street trees, along with other native plantings also reinforce this approach. Effective but sensitive lighting is not shown at this conceptual level, but would be provided.

It should be noted that the floor-to-floor height of this building is less than allowed by the Standards, but is more appropriate to the site's specifics and human-scaled relationship to the outdoor areas, and shop interiors. The roof is pitched to follow the slope, also against the requirement for flat roofs along Corridors. Canopy location and detailing also does not comply with the current Standards.

GUIDELINE 06: Provide an opportunity within open areas to pause, sit and interact.

As noted above, the project provides gathering zones where practical and which reinforce the overall site planning, particularly at the southwest and northwest corners of the building. These are covered by a large sheltering roof, with supportive landscaping, and would be lit for use after dark or early morning.

GUIDELINE 07: Integrate and minimize necessary building services.

As mentioned before, a key feature of the project's site planning is to tuck as much of the parking and vehicle areas behind the building, which is also within the slope of the site. Utility meters would be located in an alcove or otherwise screened, and the parking area landscaping and perimeter zones will provide stormwater retention and/or treatment.

GUIDELINE 08: Support the comfort and dignity of residents, workers and visitors through thoughtful site design.

The project integrates thoughtful siting, building articulation, and enclosure features and detailing for the comfort of both tenants and patrons. Careful integration of the necessary auto access and parking, pedestrian access and gathering zones, sheltering roofs and canopies located to emphasize the human scale of the building, coupled with building enclosure shading elements, all support both main users and visitors to the project.

GUIDELINE 09: Design for quality, using enduring materials and strategies with a clear and consistent execution.

The project's architectural design is at a very early conceptual level, so many areas need significant further definition and refinement. As shown however, the building's massing and articulation provide human-scaled areas of interest, within the economical straight-forward primary building mass. With the main building facade, the sawtooth expression serves the functional needs of protecting the building entrances, but also breaks up the facade aesthetically, offering opportunities for the individual tenants to express their identity. The sun protection elements also provide relief for the large, simple but elegant planes of the facade. Building mechanical systems are not designed yet, but the rooftop units anticipated would be screened and complementary in form to the building.

Durable, high quality materials would be used, but the primary materials may not be presently on the approved list. If used, metal panel wall cladding may be a different profile than currently accepted. Also if used, fiber cement panels may require site painting, rather than integral color, for cost, constructability, and aesthetic (color preference) reasons.

GUIDELINE 10: Design for resilience, elevating health and stewardship of the environment.

The project's site planning, architecture, materials, building systems, and other attributes all maximize resource conservation and connections to nature, -- within the economic bounds of the project program. Daylighting and air quality are a priority, coupled with comfort, shading, and other environmental considerations. This project prioritizes a high degree of connection and transparency from the interior to the outdoors, -- however, this made difficult by the City's new Bird-Safe glazing requirements. We fully support the Audubon Society's goals, but the percentage requirements are highly restrictive, and in our research may or may not be fully supported by the underlying science. Other treatments may prove to be more effective to protect birds from sky reflections and strikes, such as the shading grilles proposed here, or enhanced overhangs, but these are not currently acceptable by the current Standards or other City requirements.

DOZA TOOLS **CONCEPTUAL FRAMEWORK STANDARDS rev3** **BY SUBJECT** November 6, 2018

NOTES:

1. Meet all required standards and achieve 20 points via flexible standards to comply.
2. Each flexible standard may be used only once, unless noted otherwise
3. Selected standards and portions of standards apply only to specific pattern areas: INNER, EASTERN and WESTERN

SUBJECT	LINE	CATEGORY	ITEM	REQUIRED	FLEXIBLE	NOTES	REF #
SITE PLANNING	1.0	**Main entrances**	Main entry location	REQ'D: locate main entrances >30 ft away from adjacent R1-RF zones. Does not apply to sites <50 ft wide.		*Does not apply to individual dwelling unit entries. Look for unintended consequences such as placing loading or parking near adjacent main entries.*	**3C-1**
	2.0	**Ped connections**	Large sites	REQ'D: Provide pedestrian connections on sites larger than 3 acres		*Similar to MUZ standards for superblocks. Meant to encourage public bike/ped connections, no dedications required. Consider easements?*	**3A-1**
	2.1		Width	REQ'D: minimum 12' between exterior walls of opposing dwelling units			**8A-2**
	2.2		Height	REQ'D: minimum 9' clear height above pedestrian walkways			**8A-3**
	3.0	**Outdoor spaces**	Offset windows	REQ'D: for exterior walls of opposing dwelling units <20 ft apart, windows facing each other shall be offset by min. 4' (measured from centers of windows)			**8B-1**
	3.1		Amenities	REQ'D: at Outdoor Common Areas, provide minimum 20% glazing at exterior walls, minimum 4 lf of seating surface per 200 sf, at least two main entrances or dwelling unit entrances w/ layered treatment adjoining area.		*Enhanced requirements for outdoor common areas; coordinate with BHD and MUZ requirements, definitions and intent. Does not apply to rooftop spaces.*	**8B-2, 8B-3**
	3.2		Public		4 PTS provide Public Outdoor Space, minimum 400 sf at INNER sites, minimum 800 sf at EASTERN and WESTERN sites	*more points for inner pattern areas, less for outer. Base on % of site size instead? Coordinate with BHD.*	**2C-2**
	3.3		Community room		2 PTS provide interior public access community room, min. 20 ft x 20 ft		**2C-2**
	3.4		Garden		2 PTS provide minimum 600 sf of community garden space		**2C-2**
	3.5		Playground		2 PTS provide playground space, minimum 400 sf at INNER sites, 800 sf at EASTERN and WESTERN sites		**2C-2**
	3.6		Main entry		1 PTS provide a main entry within 20 ft of an existing public outdoor space		**3A-2**
	3.7		Near existing space		1 PTS locate a new public outdoor space within 20 ft of an existing one		**3A-3**
	3.8		View to butte		2 PTS provide a level outdoor area (min. 20 ft x 20ft) that provides an unobstructed view to a volcanic butte no more than 2 miles away	*elevated decks or patios open to all building users are OK. Consider deleting this point?*	**4B-6**
	4.0	**Landscaping**	Preserve trees		3 PTS preserve existing trees (nuisance/dying trees not eligible) quantify by caliper inches related to site size.	*Needs informed landscape/tree expert review*	**4B-3**
	4.1		Native plants		1 PTS 30% of on-site plantings to be native		**4C-2**
	4.2		Pattern area trees		1 PTS 80% of trees appropriate to pattern area (list TBD), min. caliper 3"		**4C-3**
	4.3		Doug firs		2 PTS EASTERN only: provide a group of doug firs, min. 5 trees group, min. 15 ft spacing	*Needs informed landscape/tree input on species parameters*	**4C-5**
	5.0	**Utilities**	Hide meters	REQ'D: Place electrical and gas meters minimum 20 ft from any main entry	2 PTS screen gas/electrical meters and associated panels from view OR place in an alcove	*Meters inside the building would also count.*	**7A-1, 7A-2, 9F-1, 9F-3**
	5.1		Set back meters		1 PTS locate gas/electrical meters and associated panels >20 ft from street lot lines		**7A-1, 7A-2, 9F-1, 9F-3**

SUBJECT	LINE	CATEGORY	ITEM	REQUIRED	FLEXIBLE		NOTES	REF #
	6.0	**Vehicle Areas**	Set back & cover	REQ'D: at transit streets, no surface parking within 35' of front lot line (20' for tuck-under parking)	2 PTS	cover 90% of vehicle parking areas. Project can get either 6.0 or 6.1, but not both.	*Allows for a small amount of parking to project out from below building. Uncovered vehicle drive aisles are OK.*	**7C-2**
	6.1		Shade		1 PTS	provide shade for at least 50% of vehicle areas with building structure, reflective shade structures (SRI>75), vegetated structures or trees. Open grid paver areas considered shaded. Project can get either 6.0 or 6.1, but not both.	*Also encourages covered parking.*	**10F-1**
	6.2		No parking		3 PTS	provide no vehicle parking	*also helps smaller projects achieve more points. Inner pattern area only.*	NEW
	6.3		Paving	REQ'D: At uncovered surface vehicle areas, provide minimum 20% pavers or pervious paving	1 PTS	At uncovered surface vehicle areas, provide >60% pavers or pervious paving	*Potential duplication with BHD; verify and coordinate going forward.*	**8C-2**
	6.4		Dwelling units	REQ'D: Dwelling unit doors facing vehicle areas must be set back 8 ft and include two layer elements			*may discourage exterior entries to dwelling units*	**7C-4, 8C-5**
BUILDING MASSING	7.0	**Building Massing**	Height	REQ'D: Building height to be 55 ft or less				**0A-1**
	7.1		Ground floor height	REQ'D: Ground floor minimum height 12 ft for commercial and 10 ft for residential.	3 PTS	ground floor height minimum height 15 ft for commercial or 12 ft for residential		**5A-1**
	7.2		Preserve existing		3 PTS	preserve >50% of an existing structure on site (minimum 2,000 sf floor area)		**10A-1**
	7.3		Corner walls		1 PTS	Within a town or neighborhood center and on a civic or neighborhood corridor, locate street corner building walls within 5 ft of both lot lines, one wall must be minimum 40 ft long	*Only applicable in town/neighborhood center on civic/neighborhood corridor*	**3B-1**
	7.4		Corner height		1 PTS	Within a town or neighborhood center and on a civic or neighborhood corridor, highest exterior wall point of each street facing elevation must be within 20 ft of corner and be 3 feet higher than the lower adjacent wall.	*Only applicable in town/neighborhood center on civic/neighborhood corridor*	**3B-1**
	7.5		Corner glazing		2 PTS	Within a town or neighborhood center and on a civic or neighborhood corridor, provide 30% minimum glazing at wall areas within 30 ft of corner		NEW
	7.6		Corner sign		1 PTS	Within a town or neighborhood center and on a civic or neighborhood corridor, provide one PROJECTING sign within 10 ft of corner, MAX size 32 sf, vertical orientation encouraged	*Demonstrate final sign permit approval.*	NEW
	7.7		Articulation		3 PTS	On local streets, divide elevations into distinct planes of 1,500 sf or less. Separate planes by a change in plane of 2 feet, or a balcony or architectural projection greater than 2 ft.	*Please test this standard - too finicky?*	**3B-2**
	7.8		Enclosure		2 PTS	Exterior wall heights at outdoor spaces more than 75% enclosed are limited to 2x the shortest width of the outdoor space		**8D-2**
	8.0	**Roofs**	Flat roofs	REQ'D: At INNER pattern area and Civic Corridors, provide flat roofs on buildings taller than 35 ft			*Does not apply to bays, dormers, or other secondary roof elements.*	**3B-4**
	8.1		Rooftop mechanical	REQ'D: setback mechanical equipment from roof edge 4 ft for every 1 ft of height projection above parapet				
	8.2		Eco-roofs		3 PTS	install eco-roofs totaling > 5,000 sf		**10B-1**
	8.3		Energy star roofs		1 PTS	provide Energy Star reflective roof products at 90% of the building coverage area.		**10E-1**

SUBJECT	LINE	CATEGORY	ITEM	REQUIRED	FLEXIBLE		NOTES	REF #
STREET FRONTAGE	9.0	**Street Amenities**	Murals		1 PTS	provide City-approved mural, visible from and within 50 ft of sidewalk. Minimum 30 ft long and 10 ft high.	*Require City (not RACC) approval to maintain focus on community and identity, demonstrate agreement.*	**2C-1**
	9.1		Art		1 PTS	provide City-approved art feature, maximum 20 ft from front lot line	*A single feature cannot get points for both art and water, only one point allowed per feature.*	**6C-1**
	9.2		Water		1 PTS	provide water feature, maximum 20 ft from front lot line	*A single feature cannot get points for both art and water, only one point allowed per feature.*	**6C-1**
	9.3		Transit stop		2 PTS	within 50 ft of a transit stop, provide 10 lf of publicly accessible seating surface or leaning rail with weather protection		**6E-1**
	9.4		Retail seating		1 PTS	within 25 ft of a main entry to a retail space, provide 10 lf of publicly accessible seating surface		NEW
	9.5		Retail doors		2 PTS	at 50% of ground floor commercial tenant spaces, provide one large door opening per tenant space within 20 ft of a street lot line (min. size 8'x8')		NEW
	10.0	**Entries**	Entry columns	REQ'D: minimum distance (measured in plane of wall) from center of main entrance nearest column to be 10 ft. For a single swing door, this only applies to latch side of door.				**5C-1**
	10.1		Dwelling entries		4 PTS	on non-civic corridor street frontages, provide exterior main entries for 50% of street-facing dwelling units with 6ft setback and two layer elements. Minimum 4 dwelling units to qualify.	*Coordinate with final BHD requirements. Only apply this point in commercial zones?*	**5A-2**
	10.2		Corner entry		2 PTS	Locate shared main entry within 20 ft of corner (dwelling unit and small retail space entries not included)		NEW
FACADES	11.0	**Weather Protection**	Main entries	REQ'D: at one main entrance per street lot line, provide weather protection for 5 ft beyond entry wall, minimum width equal to depth of canopy or door width, whichever is greater				**5C-2**
	11.1		Height & projection	REQ'D: All canopies and weather protection to be minimum 9 ft from grade and project minimum 5 ft from exterior walls, or 3 ft onto sidewalk, whichever is less.				**5E-2**
	11.2		Transit streets	REQ'D: At transit streets, provide weather protection along 20% of street façade. Only applies to buildings >50 ft wide.	3 PTS	At transit streets, provide weather protection along minimum 50% of street façade.		**5E-3**
	12.0	**Materials & Texture**	Approved materials	REQ'D: use approved materials for 80% of façades on buildings large than 5,000 sf (net building area). See attached materials list.	2 PTS	Use approved materials for 100% of primary building facades. See attached materials list.	*Will need to define "primary". The current design standards cover all building facades.*	**9C-1**
	12.1		Extend materials		1 PTS	Extend street façade materials palette along all walls facing side lot lines for a minimum depth of 20 ft		**9C-3**
	12.2		Balconies		3 PTS	Provide balconies for minimum 50% of dwelling units at street facing façades, minimum 4 ft depth. Glass railings prohibited unless they are treated to be bird-safe.		NEW
	12.3		Sunscreens, etc.		2 PTS	Provide sunscreens, window planter boxes or juliet balcony railings at minimum 50% of windows on front façade.	*Elements need more definition and thought.*	NEW
	12.4		HVAC Louvers	REQ'D: Locate all HVAC louvers on street facing elevations greater than 7 ft above grade				

SUBJECT	LINE	CATEGORY	ITEM	REQUIRED	FLEXIBLE		NOTES	REF #
	13.0	**Windows**	Upper floor glazing	REQ'D: provide minimum 25% glazing at upper floors on the front façade	2 PTS	Provide minimum 35% glazing at upper floors on street-facing facades.		**5D-3**
	13.1		Window recess/trim	REQ'D: at minimum 80% of street façade windows, provide perimeter trim min. 3 1/2" wide or recess window glazing minimum 4" back from exterior wall surface. Aluminum framed glazing systems (storefront & curtain wall) are exempt from this.	2 PTS	at minimum 90% of all building façade windows, provide perimeter trim min. 3 1/2" wide or recess window glazing minimum 4" back from exterior wall surface. Building where >50% of windows are aluminum-framed glazing systems are not eligible.	*Trims and recessing are not equal in cost, assign points accordingly?*	**9D-3**
	13.2		Ped walk glazing	REQ'D: provide minimum 15% glazing at exterior walls facing on-site pedestrian circulation systems.				**8A-1**
	13.3		Bird-safe		2 PTS	provide bird-safe treatments for 30% of building glazing on façade with most glazing	*Need simple definition for bird-safe treatments.*	**10C-1**
	13.4		Natural ventilation		2 PTS	At all corner dwelling units, provide at least one operable window in each exterior wall, minimum vent area 7sf		**10D-1**
	13.5		Ground floors		2 PTS	Provide minimum 80% glazing at ground floor street facades	*Intended to encourage open retail ground floors.*	NEW
	14.0	**Lighting**	Street facades	REQ'D: At street facades, provide exterior light fixtures spaced at 30' o.c. minimum, maximum 15' above sidewalk, no uplighting allowed. Lighting on non-corridor streets to be full cutoff/fully shielded.				**5G-1**
	14.1		Full cutoff	REQ'D: 80% of exterior lighting facing adjacent lots must be full cutoff/fully shielded fixtures				**3C-2**
OTHER	15.0	**Other**	Natural water		3 PTS	integrate an existing on-site natural water feature into the design		**4B-1**
	15.1		Special natural		2 PTS	create a visual connection between adjacent sidewalks and existing special natural features on site. Connection to be minimum 20 ft clear width.		**4B-5**
				Total flexible points available:	91 PTS			

DEFINITIONS	(need to be coordinated with BHD)
Art Feature	A man-made sculpture or art installation, minimum size 8'x8'x8', approved by local arts organization (RACC)
Outdoor Common Area	A shared outdoor area for building residents and visitors, used to meet the base zone outdoor area requirement.
Public Outdoor Space	A pedestrian oriented outdoor space designed for public use and located within 10 ft of a public sidewalk. Minimum size 15'x15', >40% enclosed by building walls, max. 80% hardscape. Must adjoin sidewalk or be connected with a walkway >10 ft wide. Must include 4 lf of seating surface per 200 sf. Cannot be gated to prevent access during daylight hours.
Seating Surface	An outdoor architectural element designed for pedestrian seating constructed of concrete, wood or masonry. Top surface to be flat, located 16-24" from grade, and minimum 18" deep.
Special Natural Feature	A significant (minimum 1,000 sf) existing natural feature of scenic value, including streams, ponds, groves of doug fir trees and rock outcroppings.
Water Feature	A man-made stream, pool, waterfall or other similar physical feature with permanent moving water and measuring minimum 2' in any direction and 10' in length.

DOZA Tools – Mini-Session
DRAFT 07/06/18
Topics for Discussion: STANDARDS APPROACH FOR MATERIALS -v4

Proposed Approach for Testing: Allow Materials

Uses a list of tried and true materials that are allowed everywhere and offers flexibility to use other materials up to 20%, with special consideration for ground floors. Exempts smaller buildings from this standard.

1. Allow a LIST OF APPROVED MATERIALS* that are ok everywhere
2. Allow all other materials:
    a. Up to 20% of the total building exterior ABOVE THE GROUND FLOOR
    b. Up to 20% ON THE GROUND FLOOR
3. Exempt:
    a. new construction under 5000 SF and
    b. Alterations (TBD)
4. Town Centers and Civic Corridors are treated the same as everywhere else – except for the use of fiber cement, see below.

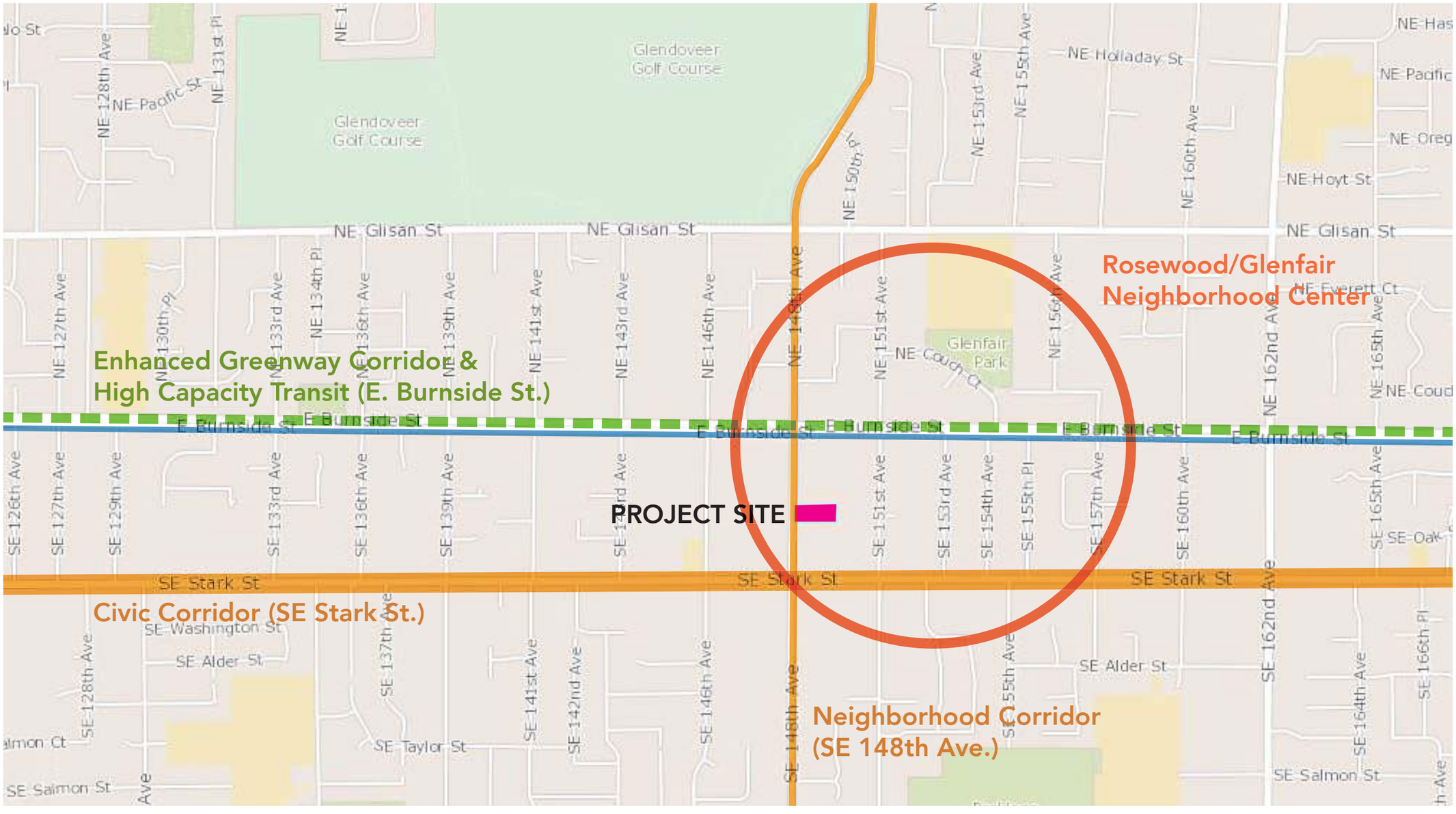
*LIST OF APPROVED MATERIALS

- Brick
- Traditional stucco or backer board based stucco
- Wood – protected from elements, 6 inches above foundation if ground floor
- Metal wall cladding:
    - Must use factory applied coat finish
    - Panels must be 20 gauge or lower and be 12” wide and less
    - Ribbed panels must be 24 gauge or lower, ribbed 90 degrees, rib width of 4” or less and depth of 1.5” or greater
- Fiber cement:
    - Must use “through color” or “intrinsic color”
    - Panels greater than 6 inches wide must have a density greater than 80 lbs/cu ft
    - Planks must have reveal of 6 inches wide or less / planks are 6 inches or less in width and 5/8” or thicker can be used except within Town Centers and Civic Corridors

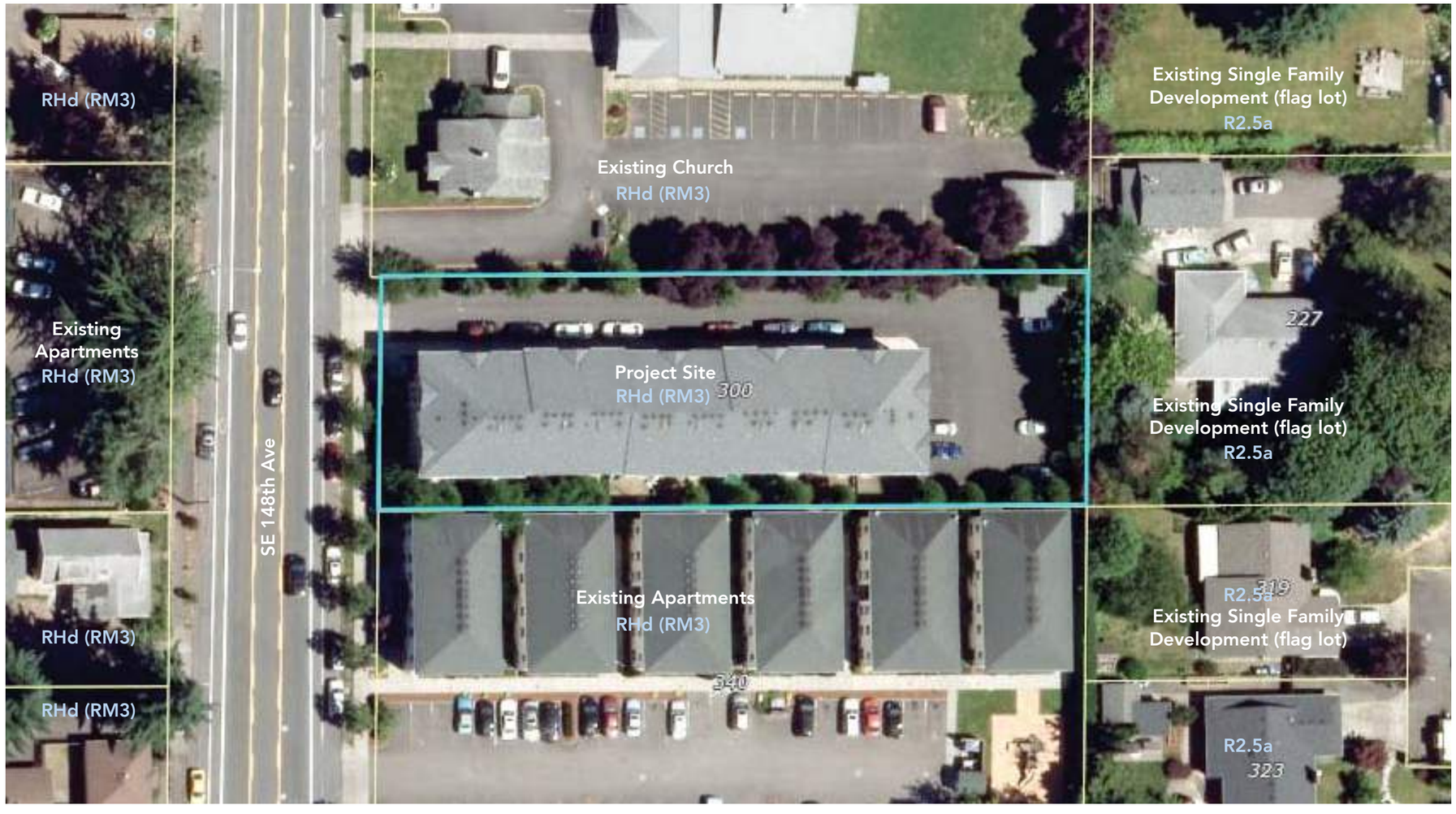
- Glass – no greater than over 30% of building façade may be covered in glass without bird-safe protection

- Sustainably harvested?
- Renewable?
- Life cycle cost (quantifiable?) = X

- Foundation material – Plain concrete block or plain concrete may be used as foundation material if the foundation material is not revealed more than 2 feet above the finished grade level adjacent to the foundation wall and does not count towards the 20% of the total building exterior allowed to use materials not on the approved list



DOZA TOOLS EASTERN SITE (MULTI-FAMILY) **VICINITY MAP**



SITE AERIAL

SCALE: 1″ = 50′

0 12′ 25′ 50′ 100′

N

SITE SUMMARY

Zoning:	RM3 (RH)
Pattern Area:	Eastern
Center:	Rosewood/Glenfair
Ped district:	yes
Transit street:	yes (SE 148th Ave)
Site area:	26,839 sf / 0.62 acres
Existing Building:	23,664 sf / 3 stories
Dwelling Units:	(30) 2 bedroom apartments
Parking:	14 stalls (+ illegal fire lane parking)

Existing Building

The existing building could be made to meet the proposed standards with moderate alterations including: modifying ground floor height, modifying the main entry column, adding weather protection, moving the utility meters and some other minor items. The building can achieve 5-10 points with minimal changes, but significant amenities (art, outdoor space, etc.) need to be added to achieve 20 points.

EXISTING CONTEXT
Site context includes a mix of single family homes, low-rise apartments and auto-oriented commercial uses. SE 148th Ave is 80 feet wide and feels more like a Civic Corridor than a neighborhood corridor. Some new development is occurring along the major transit corridors (Burnside & Stark)

SITE PLAN

SCALE: 1″ = 30′

0 8′ 15′ 30′ 60′

N

BUILDING SUMMARY

Building coverage:	8,700 sf / 34%
Building height:	3 stories / 30 ft
Building area:	26,100 sf
Dwelling units:	(30) 2 bedroom apartments
Parking	9 stalls + 1 ADA
Bike parking:	within each dwelling unit

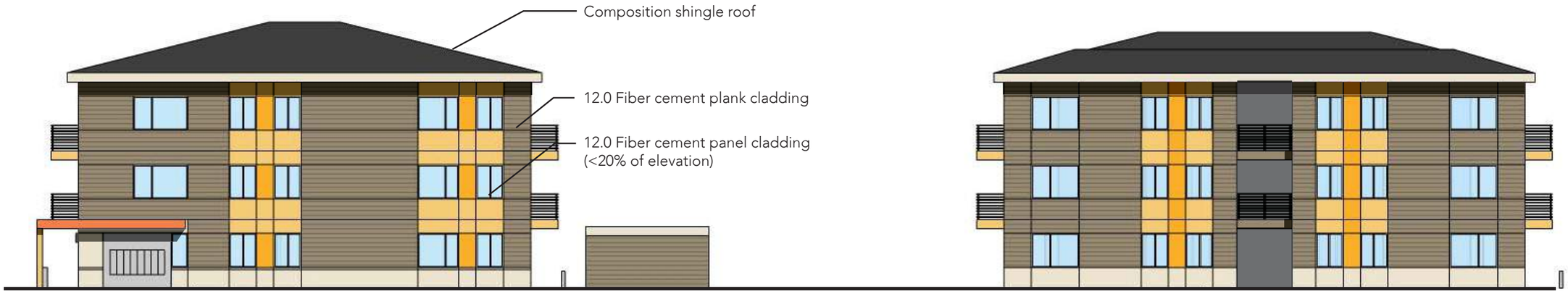
FLEXIBLE POINTS

3.4	Provide 600 sf garden space	+2
3.5	Provide 800 sf playground space	+2
4.1	30% Native plantings	+1
4.2	Pattern area trees	+1
4.3	Group of Doug Firs	+2
5.0	Alcove for meters	+2
5.1	Set back meters	+1
11.2	Weather protection at transit st	+3
12.1	Extend materials around side	+1
12.2	Balconies at street facing units	+3
13.4	Natural ventilation	+2
	total	+20 points

NARRATIVE

Situated on a narrow, deep site the building is configured in two segments with parking between. The structures are economical wood frame construction on a slab, with exterior stairs efficiently serving units. The building is not required to comply with rear setback rules since the site includes a large common space. However, it is difficult to locate the common space anywhere but the rear of the site without compromising the program.

WEST ELEVATION facing SE 148th Ave



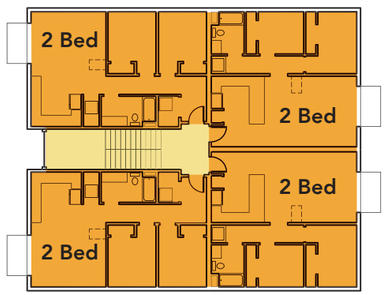
SOUTH ELEVATION facing adjacent apartment building to south

SCALE: 1/16" = 1'-0'

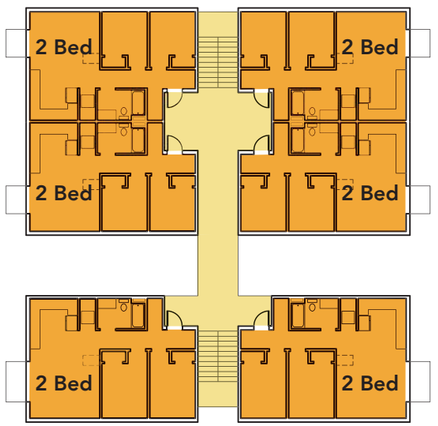
0 4' 8' 16' 32'

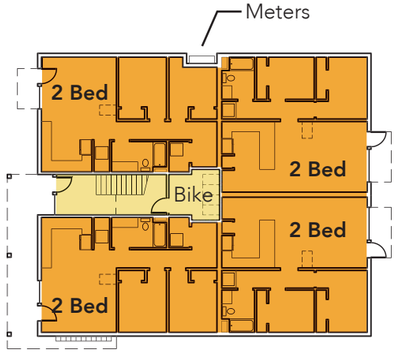
DOZA TOOLS EASTERN SITE (MULTI-FAMILY) **STANDARDS DESIGN**

November 30, 2018

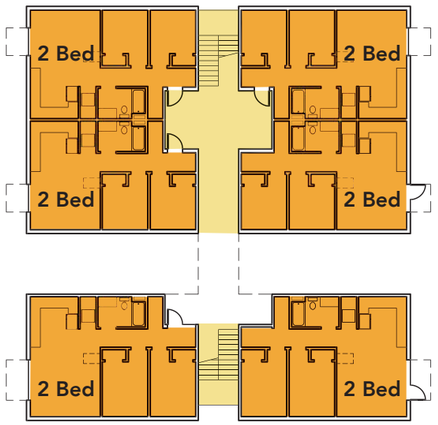


FLOOR PLAN Levels 2 & 3

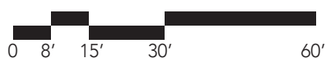




FLOOR PLAN Ground level



SCALE: 1″ = 30′



DOZA TOOLS EASTERN SITE (MULTI-FAMILY)

deca ARCHITECTURE INC

View from SE 148th Ave

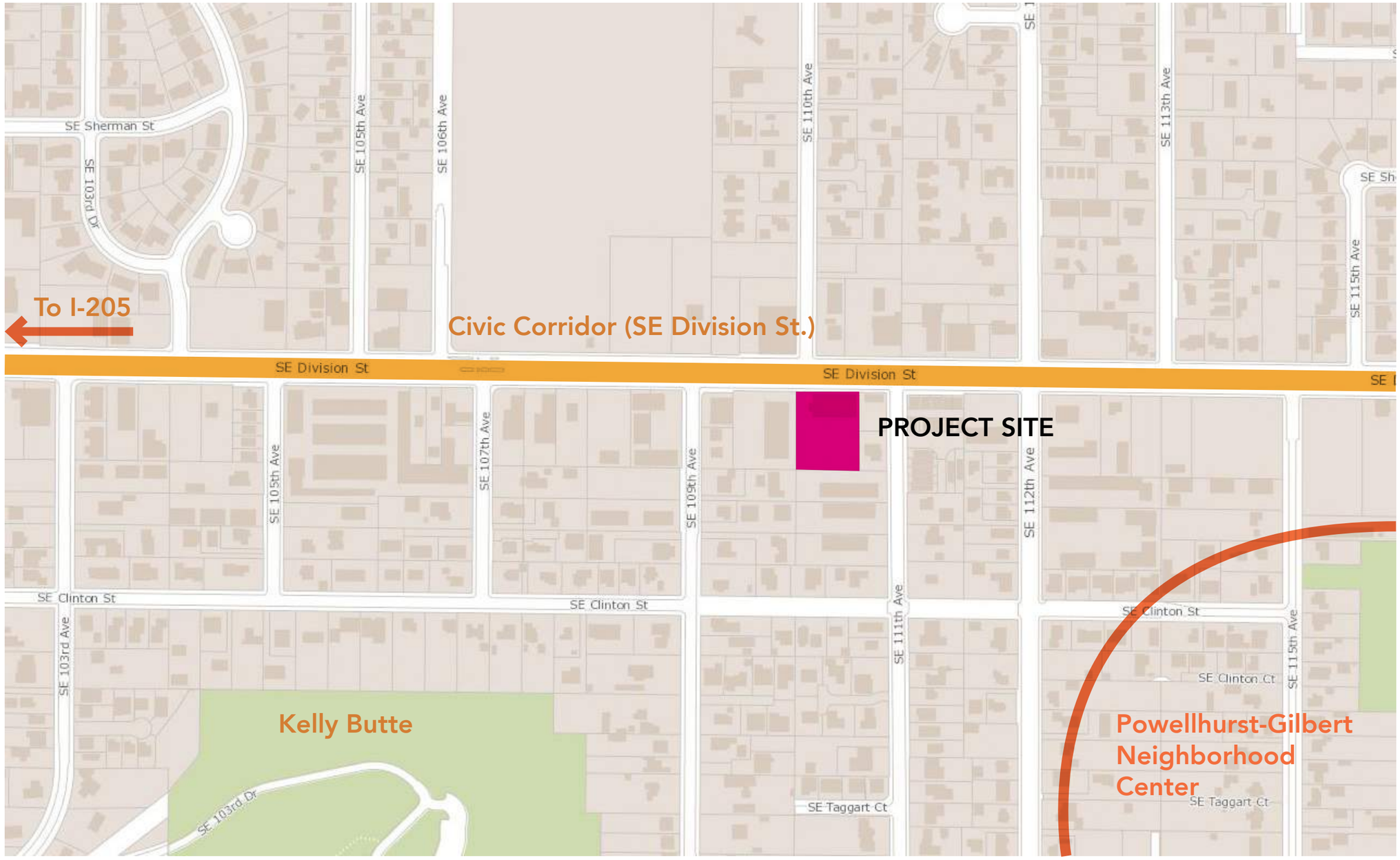
DOZA TOOLS EASTERN SITE (MULTI-FAMILY) **STANDARDS DESIGN**

View of unit entries facing parking

Aerial view from southeast

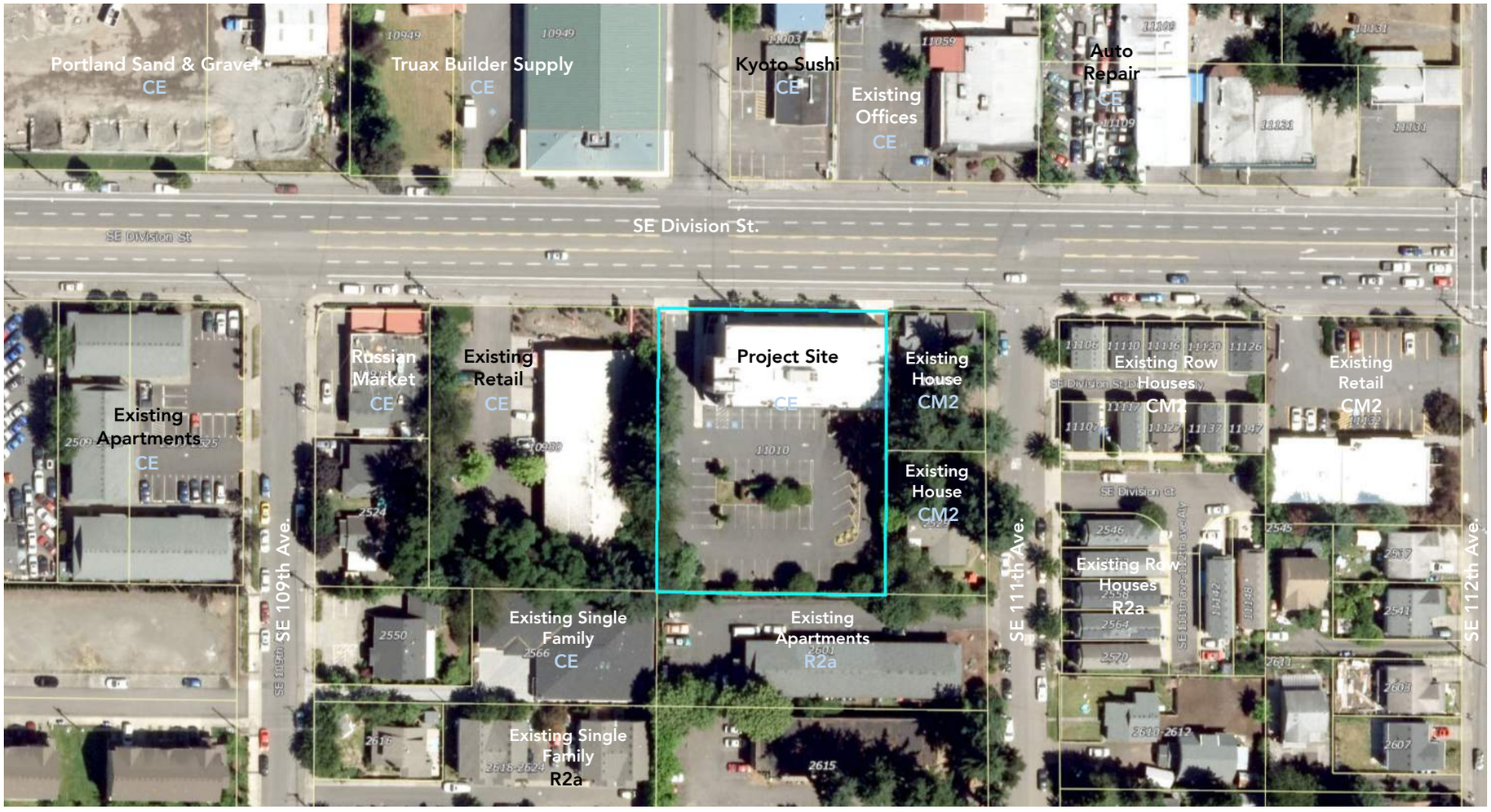
DOZA TOOLS EASTERN SITE (MULTI-FAMILY)

December 5, 2018



DOZA TOOLS EASTERN SITE (MIXED-USE) VICINITY MAP

deca ARCHITECTURE INC



SCALE: 1" = 100'

0 25' 50' 100' 200'

N

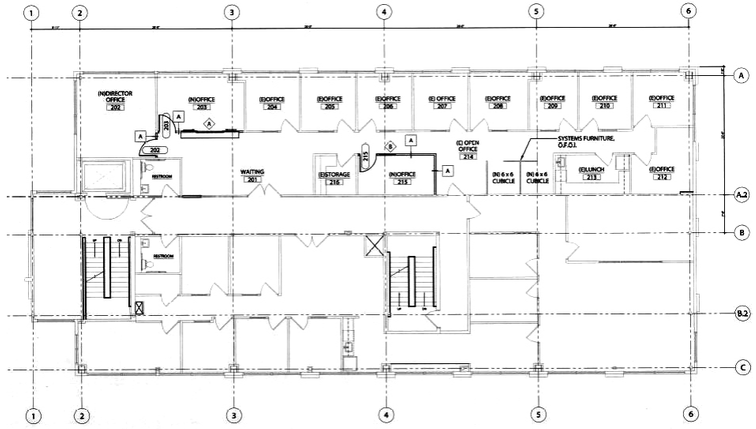
SITE AERIAL

SITE SUMMARY

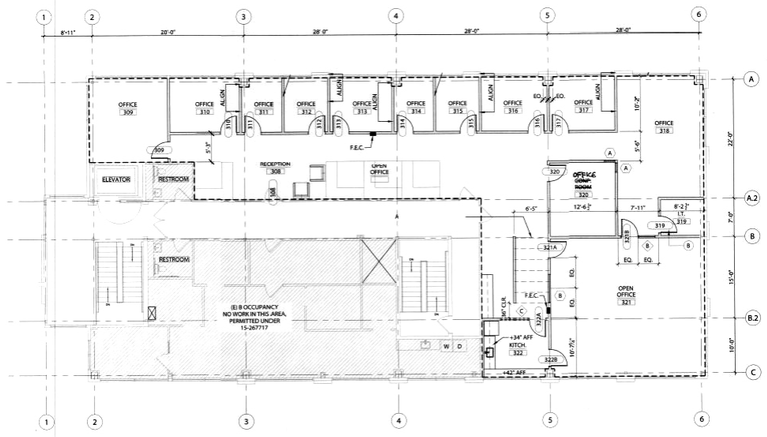
Zoning:	CM2 assumed (actual is CE)
Pattern Area:	Eastern
Center:	Powellhurst - Gilbert
Site area:	31,876 sf / 0.73 acres
Existing Building:	19,950 sf / 3 stories
Parking:	43 stalls + 2 ADA

Existing Building

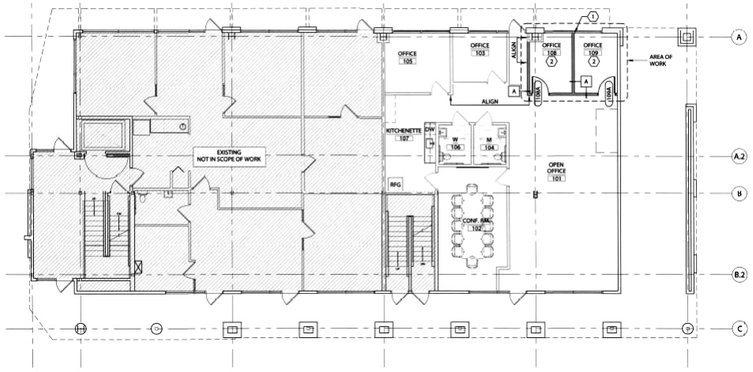
The existing building could meet the proposed standards, with some minor alterations. Increasing the ground level floor height to 12', adding meter screening, and higher canopies will meet the required standards. Adding a deck with views of Kelly Butte, adding art, appropriate landscaping and a few other items would allow the building to achieve the number of points required by the standards framework.



EXISTING - SECOND FLOOR PLAN



EXISTING - THIRD FLOOR PLAN



EXISTING - FIRST FLOOR PLAN

SCALE: 1/32" = 1'-0"

0' 8' 16' 32' 64'

N

DOZA TOOLS EASTERN SITE (MIXED-USE)

EXISTING BUILDING PLANS

deca ARCHITECTURE INC

EXISTING CONTEXT
Site context includes a mix of commercial and industrial uses fronting on a major Civic Corridor. Auto-oriented commercial and small retail uses are mixed with older single-family homes that have been converted to commercial use and a few low-rise apartment projects.

EXISTING CONTEXT PHOTOS

December 5, 2018

SITE PLAN

BUILDING SUMMARY

Building coverage:	6,500 sf / 20%
Building height:	3 stories / 43 ft
Building area:	19,650 sf
Parking	42 stalls + 2 ADA

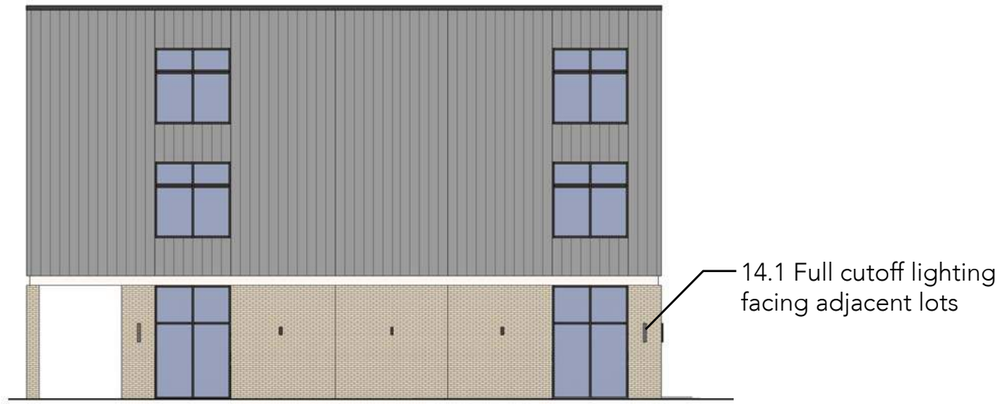
STANDARDS POINTS

3.8	View to butte	+2
4.1	30% Native planting	+1
4.2	Pattern area trees	+1
4.3	Group of doug firs	+2
5.0	Meters in alcove	+2
5.1	Setback meters	+1
8.3	Energy star roof	+1
9.1	Art feature	+1
9.5	Retail Doors (8'x8')	+2
12.0	100% Approved materials	+2
12.1	Wrap front materials	+1
13.0	35% Glazing - Upper Floors	+2
13.5	80% Glazing - First Floor	+2
	total	+20 points

NARRATIVE

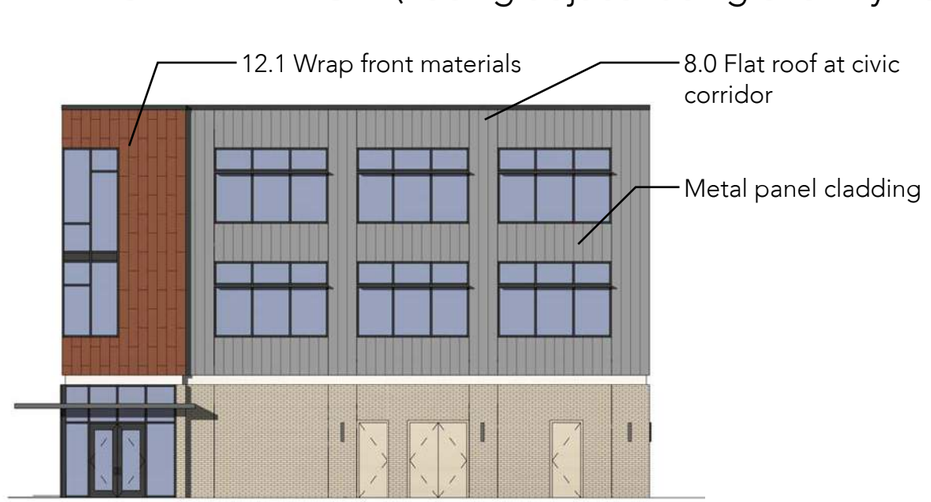
The structure has a prominent frontage along Division with ground floor retail frontage on the Civic Corridor and offices to the rear. Parking is pushed to the rear of the site to maximize the building's street presence. The structure is wood frame construction with predominantly metal cladding and some brick.

SOUTH ELEVATION (Facing rear apartment bldg)



EAST ELEVATION (Facing adjacent single family houses)

NORTH ELEVATION (Facing Division Street)

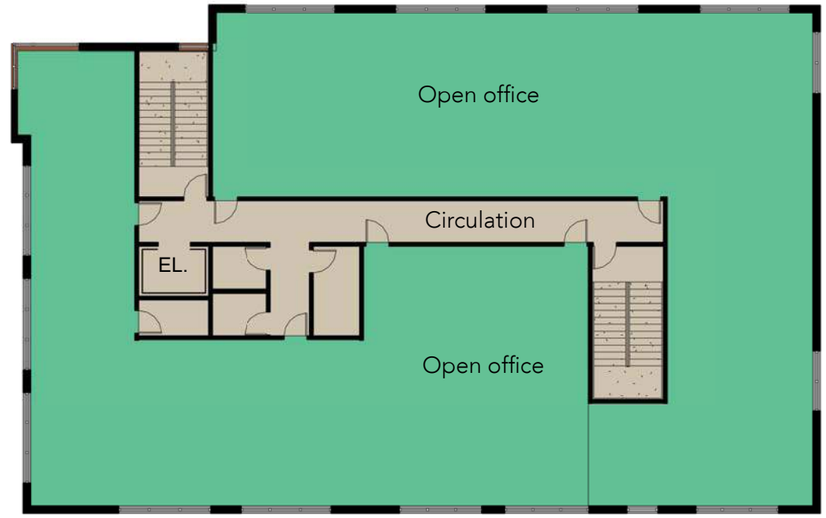


WEST ELEVATION (Facing adjacent industrial bldg)

SCALE: 1/16" = 1'-0" 0' 4' 8' 16' 32'

DOZA TOOLS EASTERN SITE (MIXED-USE) **STANDARDS DESIGN**

December 5, 2018



FLOOR PLAN Levels 2 & 3

FLOOR PLAN Ground Level

N

SCALE: 1" = 20'

0' 10' 20' 40'

BUILDING SUMMARY

Building coverage:	6,500 sf / 20%
Building height:	3 stories / 43 ft
Building area:	19,650 sf
Parking	42 stalls + 2 ADA

STANDARDS POINTS

3.8	View to butte	+2
4.1	30% Native planting	+1
4.2	Pattern area trees	+1
4.3	Group of doug firs	+2
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The structure has a prominent frontage along Division with ground floor retail frontage on the Civic Corridor and offices to the rear. Parking is pushed to the rear of the site to maximize the building's street presence. The structure is wood frame construction with predominantly metal cladding and some brick.

DOZA TOOLS EASTERN SITE (MIXED-USE) **STANDARDS DESIGN**

deca ARCHITECTURE INC

NORTHWEST PERSPECTIVE

BUILDING SUMMARY

Building coverage:	6,500 sf / 20%
Building height:	3 stories / 43 ft
Building area:	19,650 sf
Parking	42 stalls + 2 ADA

STANDARDS POINTS

3.8	View to butte	+2
4.1	30% Native planting	+1
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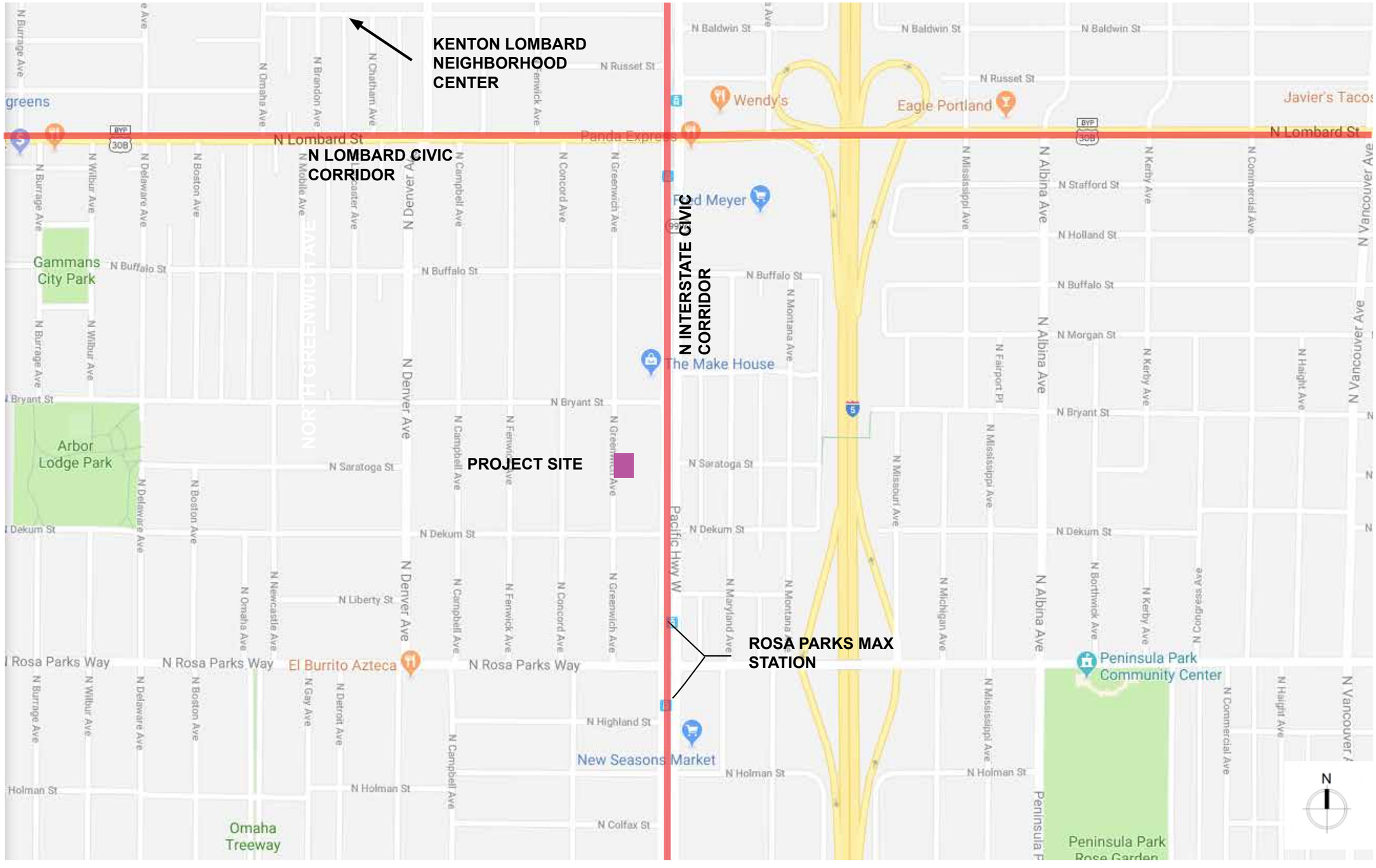
NARRATIVE

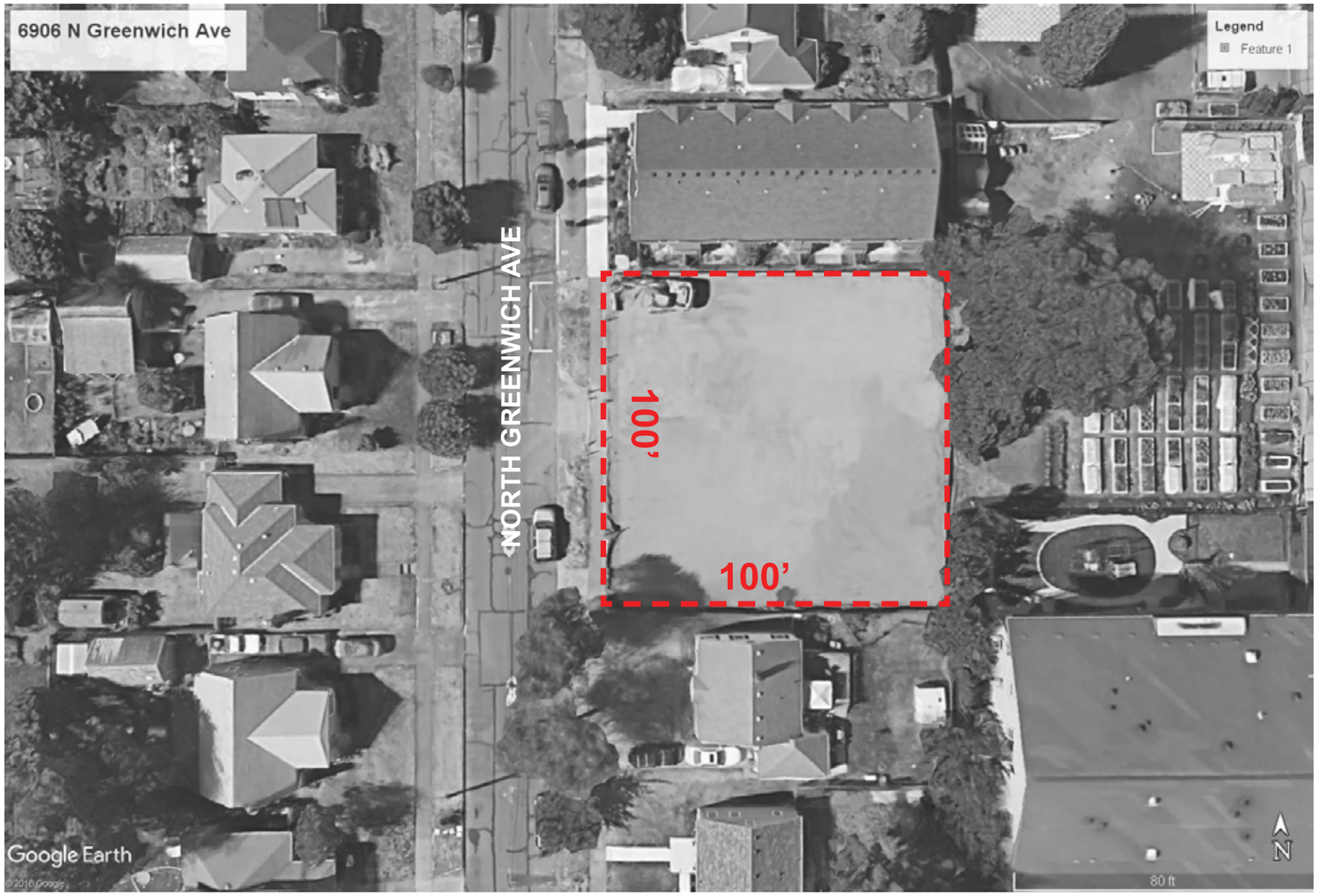
The structure has a prominent frontage along Division with ground floor retail frontage on the Civic Corridor and offices to the rear. Parking is pushed to the rear of the site to maximize the building's street presence. The structure is wood frame construction with predominantly metal cladding and some brick.

SITE: 6906 N GREENWICH AVE



SITE: 6906 N GREENWICH AVE

NORTH BRYANT ST



NORTH DEKUM ST

N

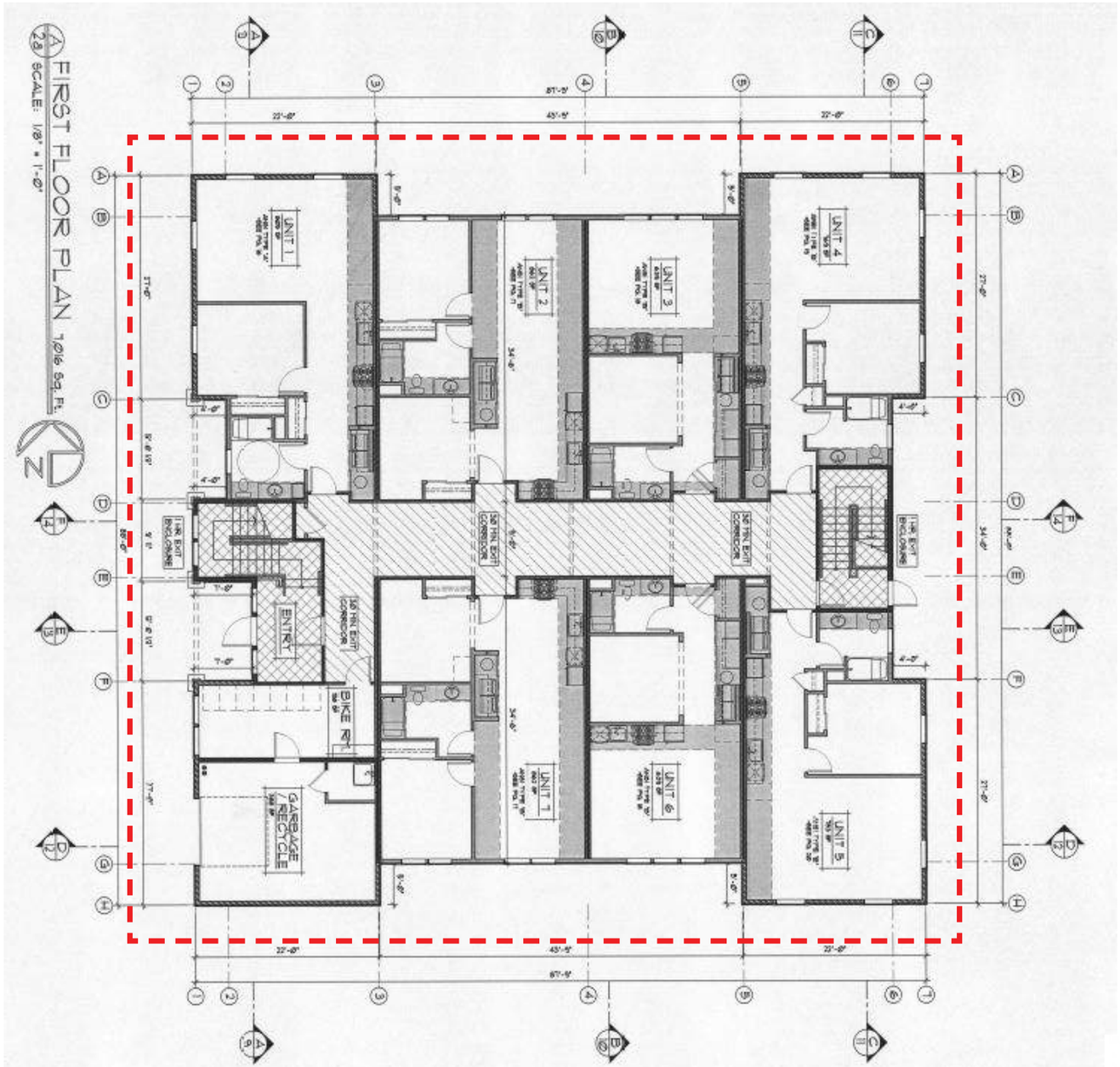
SITE LOT LINE

NORTH INTERSTATE AVE

Metrics comparison chart

	Existing	Standards	Design guidelines
Building area	21,080	20,000	20,000
Units	23	23	23
Parking	0	0	0

Floor plan of existing building



FIRST FLOOR PLAN

SCALE: 1/16" = 1'-0"

Multi-Dwelling – Inner

6906 N Greenwich Ave

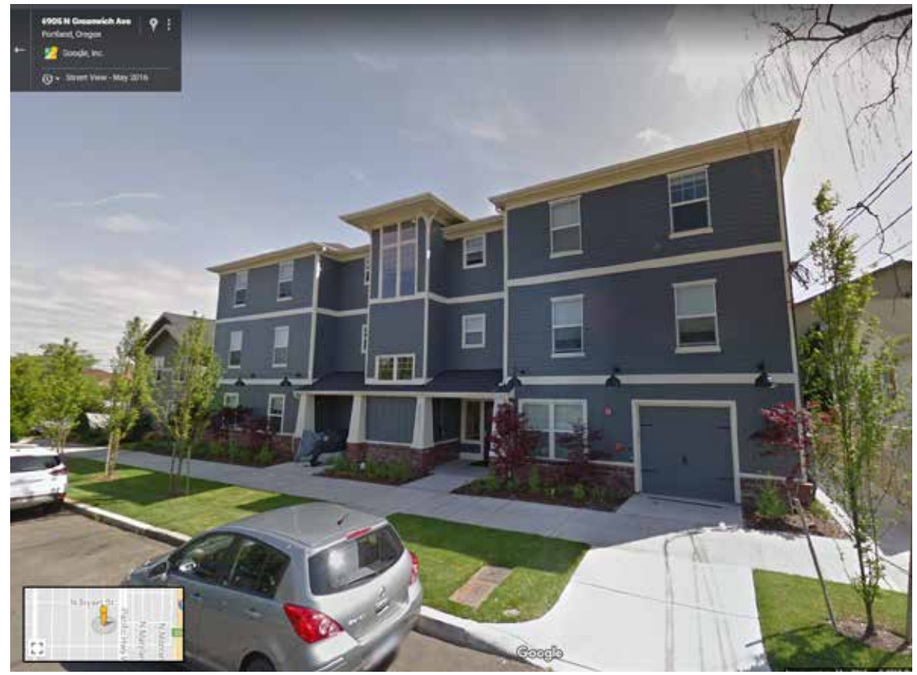
23-unit apartment building; 21,080 sf; 2014; permit valuation $2,050,873

(6) studios with open room, (11) 1beds, 6 1beds w/ open room

No parking provided

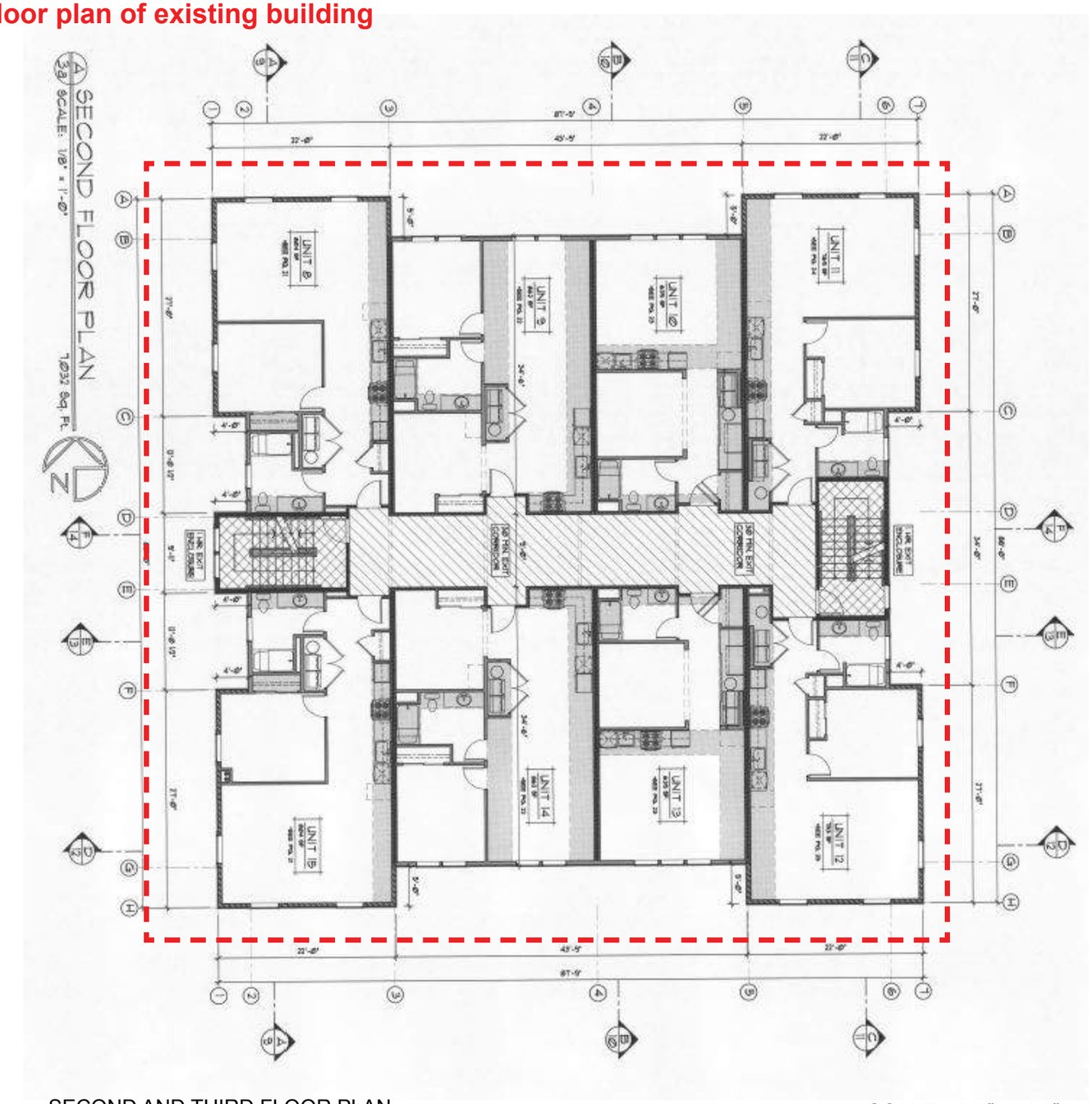
RH Rezoned to RM3d

Community Design Standards



Street view of existing building

Floor plan of existing building

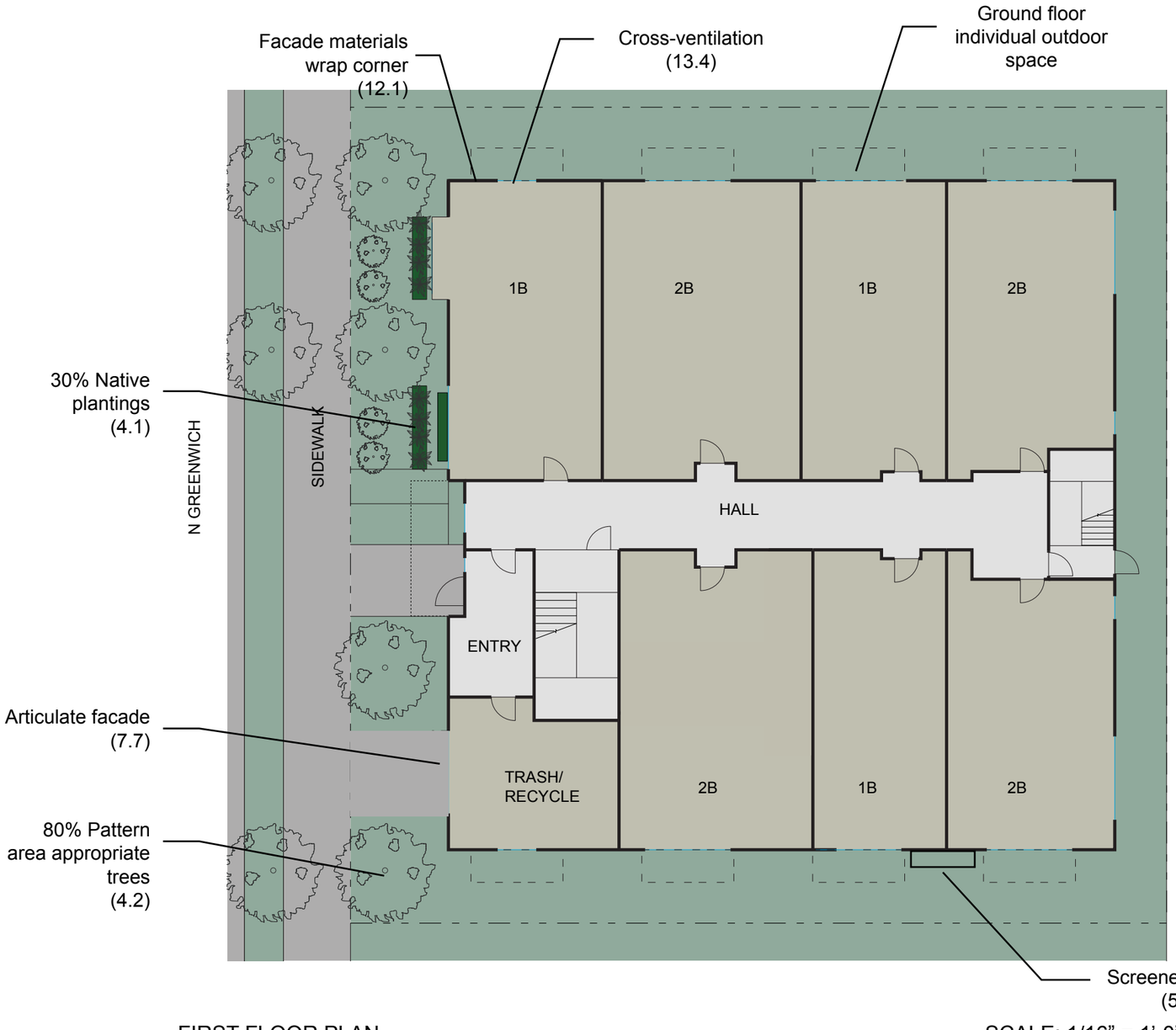


SECOND AND THIRD FLOOR PLAN

SCALE: 1/16” = 1’-0”

N

DESIGN STANDARDS



FIRST FLOOR PLAN

SCALE: 1/16” = 1’-0”

BUILDING SUMMARY

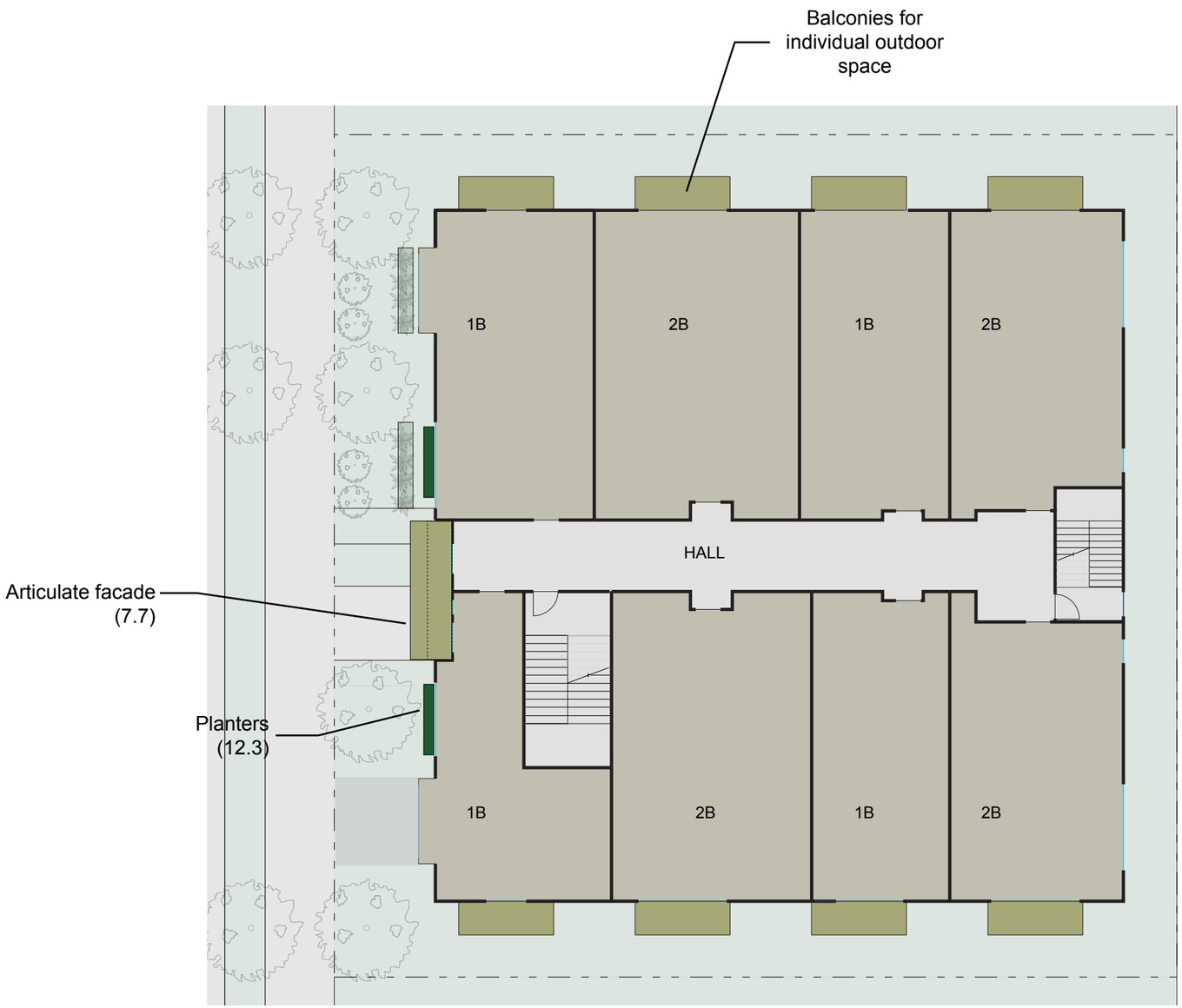
Zoning:	RM3
Site area:	10,000 sf
Building coverage:	6666.66 sf
Building height:	3 storeys / 35 ft
Building area:	20,000 sf
Units:	23
FAR:	2:1
Parking:	None

STANDARDS POINTS

4.1	30% native plantings	+1
4.2	80% appropriate trees	+1
5.0	Screen meters from view	+2
6.2	Provide no parking	+3
7.7	Articulate facade	+3
8.3	90% reflective roof	+1
12.0	100% approved materials	+2
12.1	Wrap street facade materials	+1
12.3	Sunscreens/planters	+2
13.1	Trim or window recessing	+2
13.4	Natural ventilation	+2
	Total	+20

COMMENTS

- Partial enhanced landscaping relates to ground floor unit placement
- High quality materials selected from approved material list.
- The side balconies protrude from the building facade to the 5’ side setback. This level of proximity to the lot line may impact privacy given future development on adjacent lots



SECOND AND THIRD FLOOR PLAN

SCALE: 1/16” = 1’-0”

N

BUILDING SUMMARY

Zoning:	RM3
Site area:	10,000 sf
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- The side balconies protrude from the building facade to the 5’ side setback. This level of proximity to the lot line may impact privacy given future development on adjacent lots

EAST ELEVATION

SCALE: 3/32” = 1’-0”

BUILDING SUMMARY

Zoning:	RM3
Site area:	10,000 sf
Building coverage:	6666.66 sf
Building height:	3 storeys / 35 ft
Building area:	20,000 sf
Units:	23
FAR:	2:1
Parking:	None

STANDARDS POINTS

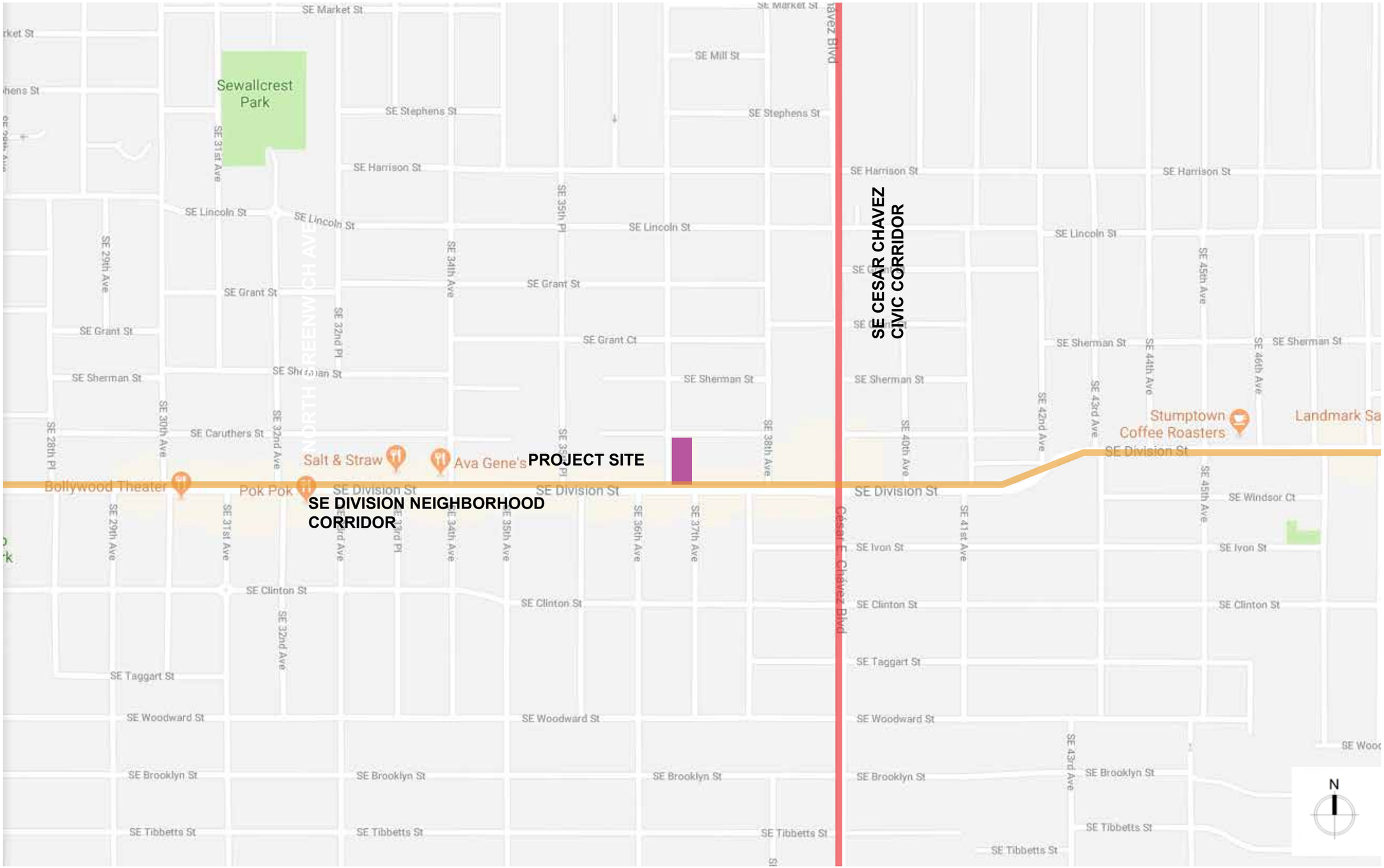
4.1	30% native plantings	+1
4.2	80% appropriate trees	+1
5.0	Screen meters from view	+2
6.2	Provide no parking	+3
7.7	Articulate facade	+3
8.3	90% reflective roof	+1
12.0	100% approved materials	+2
12.1	Wrap street facade materials	+1
12.3	Sunscreens/planters	+2
13.1	Trim or window recessing	+2
13.4	Natural ventilation	+2
	Total	+20

COMMENTS

- Partial enhanced landscaping relates to ground floor unit placement
- High quality materials selected from approved material list.
- The side balconies protrude from the building facade to the 5’ side setback. This level of proximity to the lot line may impact privacy given future development on adjacent lots

NE PERSPECTIVE

SITE: 2450 SE 37th AVE



SITE: 2450 SE 37th AVE

SITE LOT LINE

2450 SE 37th Ave

81 units with ground floor retail (Pinolo Gelato and Collage); 55,307 sf; permit valuation
$5,361,195; 2013

Target unit mix is 4 studios, 64 1beds and 11 2beds

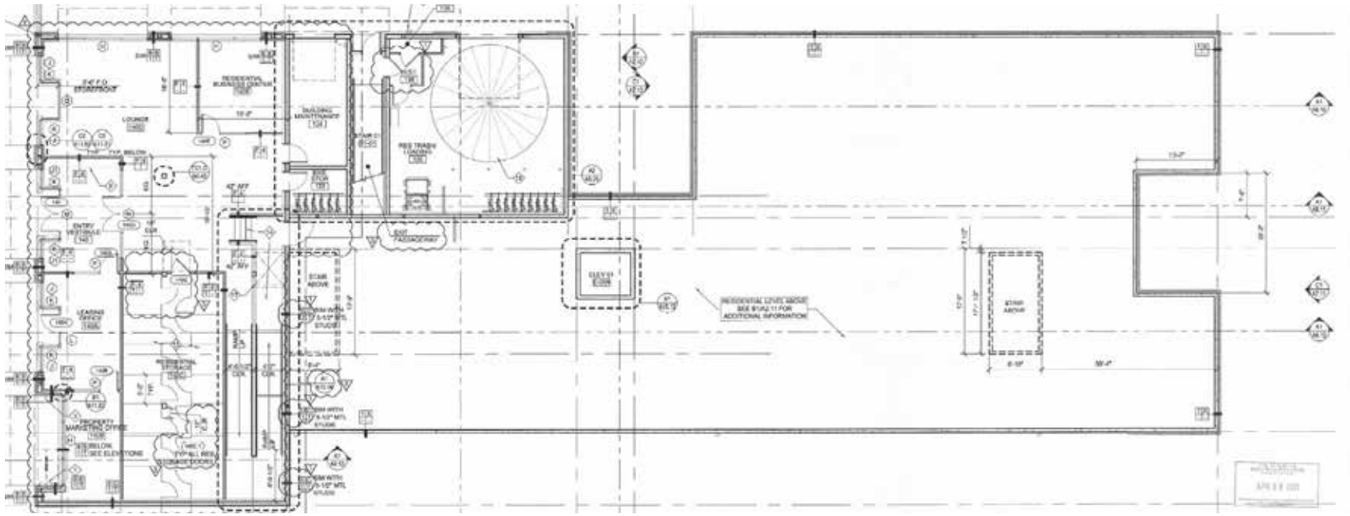
About 1,500 sf of retail +/- on ground floor , two separate tenants.

CM2 (built as CS)

Metrics comparison chart

	Existing	Standards	Design guidelines
Building area	55,307	54,390	54,314
Units	81	82	76
Parking	0	0	0

Existing building plans

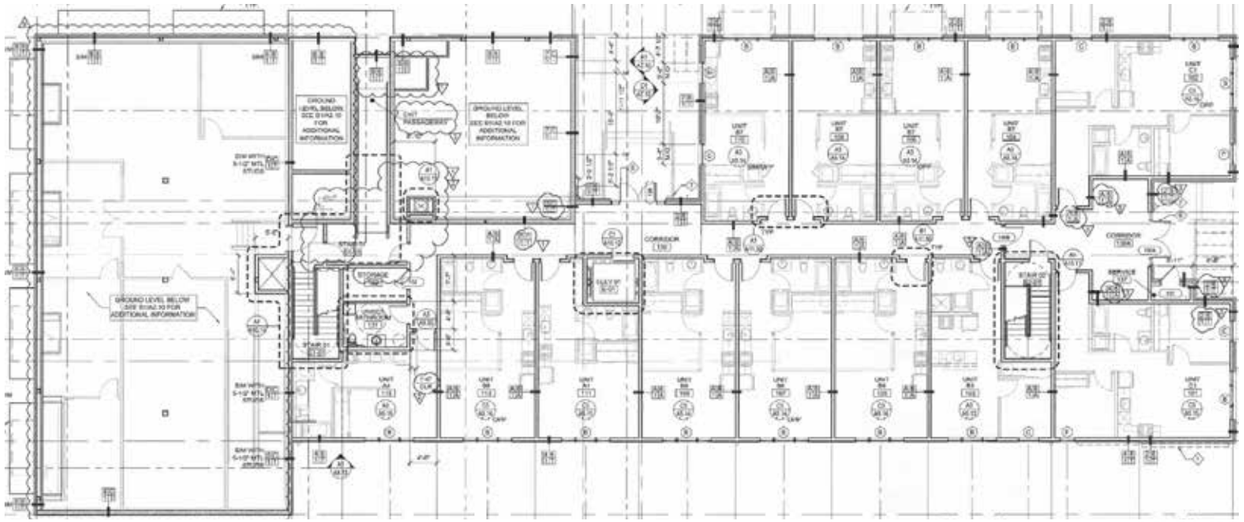


GROUND LEVEL FLOOR PLAN

SCALE:
1"=10'
0' 5' 10' 20' 40'

STREET VIEW SE DIVISION

Existing building plans



FIRST LEVEL FLOOR PLAN

SCALE:
1"=10'
0' 5' 10' 20' 40'

STREET VIEW CORNER SE DIVISION X SE 37TH AVE

DESIGN STANDARDS

BUILDING SUMMARY

Zoning:	CM2
Units:	82
Site area:	16,000 sf
building coverage:	13,840 sf
Building height:	4 storeys / 49 ft
building area:	54,390 sf
FAR	3.4:1
Parking:	None

STANDARDS POINTS

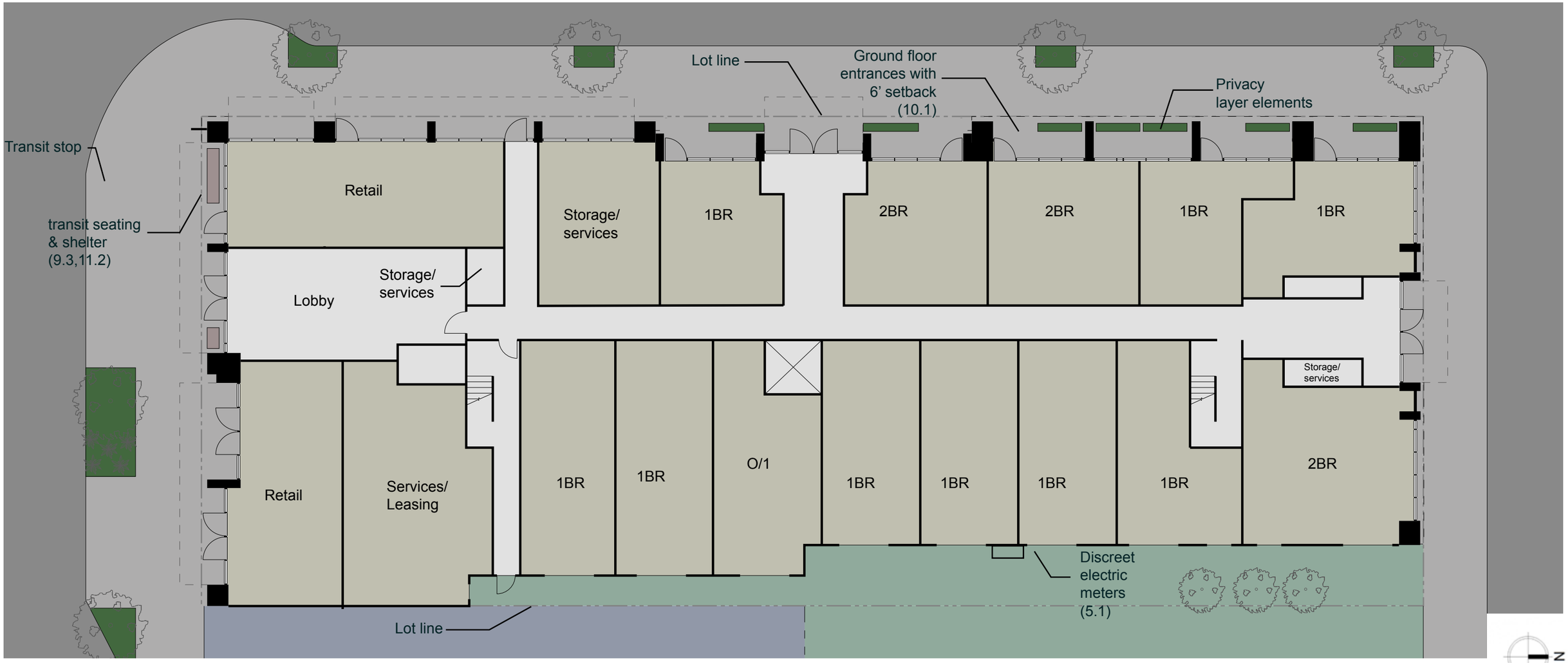
5.1	Meters >20’ from lot line	+1
6.2	Provide no parking	+3
7.3	Corner walls within 5’ of lot lines	+1
7.4	Higher walls near corner	+1
7.5	30% glazing near corner	+2
7.6	Sign at corner	+1
9.3	Provide transit seating	+2
10.1	Private ground floor entrances	+4
11.2	Weather protection on transit street	+3
12.3	Provide sunscreens & flower boxes	+2
	Total	+20

Unit mix:

Studio (S):	0
Open / 1-Bedroom (O/1):	10
1-Bedroom (1BR):	55
2-Bedroom (2BR):	17

COMMENTS

- Articulation of facade based on code requirements
- Cost effective exploration of design to satisfy design standards
- Parapet raised at corner massing to to reinforce the corner
- Stepdown adjacent to residential zone creates large terrace
- Rooftop outdoor common space is positioned away from residential zone



FIRST FLOOR PLAN

SCALE: 1/16” = 1’-0”

BUILDING SUMMARY

Zoning:	CM2
Units:	82
Site area:	16,000 sf
building coverage:	13,840 sf
Building height:	4 storeys / 49 ft
building area:	54,390 sf
FAR	3.4:1
Parking:	None

STANDARDS POINTS

5.1	Meters >20’ from lot line	+1
6.2	Provide no parking	+3
7.3	Corner walls within 5’ of lot lines	+1
7.4	Higher walls near corner	+1
7.5	30% glazing near corner	+2
7.6	Sign at corner	+1
9.3	Provide transit seating	+2
10.1	Private ground floor entrances	+4
11.2	Weather protection on transit street	+3
12.3	Provide sunscreens & flower boxes	+2
	Total	+20

Unit mix:

Studio (S):	0
Open / 1-Bedroom (O/1):	10
1-Bedroom (1BR):	55
2-Bedroom (2BR):	17

COMMENTS

- Articulation of facade based on code requirements
- Cost effective exploration of design to satisfy design standards
- Parapet raised at corner massing to to reinforce the corner
- Stepdown adjacent to residential zone creates large terrace
- Rooftop outdoor common space is positioned away from residential zone

SECOND AND THIRD FLOOR PLAN

SCALE: 1/16” = 1’-0”

BUILDING SUMMARY

Zoning:	CM2
Units:	82
Site area:	16,000 sf
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Building height:	4 storeys / 49 ft
building area:	54,390 sf
FAR	3.4:1
Parking:	None

STANDARDS POINTS

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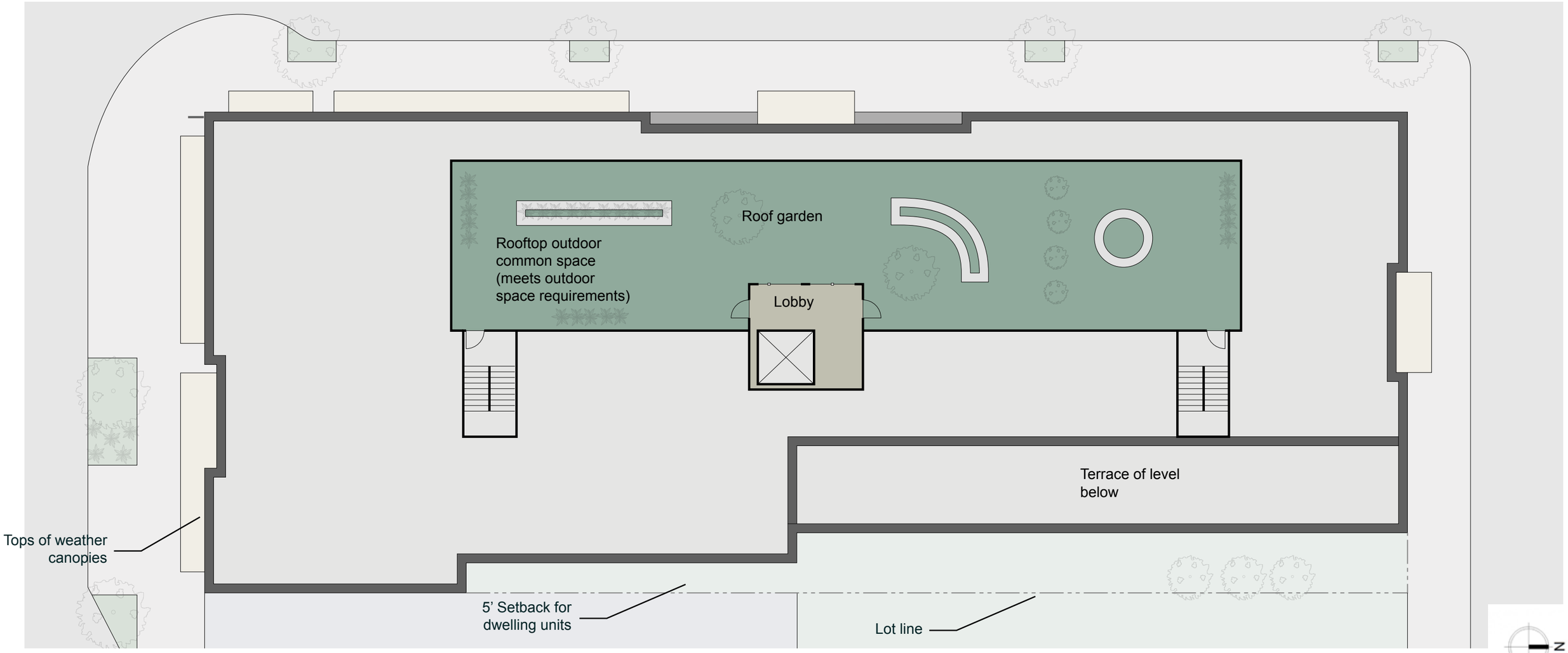
7.4	Higher walls near corner	+1
7.5	30% glazing near corner	+2
7.6	Sign at corner	+1
9.3	Provide transit seating	+2
10.1	Private ground floor entrances	+4
11.2	Weather protection on transit street	+3
12.3	Provide sunscreens & flower boxes	+2
	Total	+20

Unit mix:

Studio (S):	0
Open / 1-Bedroom (O/1):	10
1-Bedroom (1BR):	55
2-Bedroom (2BR):	17

COMMENTS

- Articulation of facade based on code requirements
- Cost effective exploration of design to satisfy design standards
- Parapet raised at corner massing to to reinforce the corner
- Stepdown adjacent to residential zone creates large terrace
- Rooftop outdoor common space is positioned away from residential zone



ROOF PLAN

SCALE: 1/16” = 1’-0”

BUILDING SUMMARY

Zoning:	CM2
Units:	82
Site area:	16,000 sf
building coverage:	13,840 sf
Building height:	4 storeys / 49 ft
building area:	54,390 sf
FAR	3.4:1
Parking:	None

STANDARDS POINTS

5.1	Meters >20’ from lot line	+1
6.2	Provide no parking	+3
7.3	Corner walls within 5’ of lot lines	+1
7.4	Higher walls near corner	+1
7.5	30% glazing near corner	+2
7.6	Sign at corner	+1
9.3	Provide transit seating	+2
10.1	Private ground floor entrances	+4
11.2	Weather protection on transit street	+3
12.3	Provide sunscreens & flower boxes	+2
	Total	+20

Unit mix:

Studio (S):	0
Open / 1-Bedroom (O/1):	10
1-Bedroom (1BR):	55
2-Bedroom (2BR):	17

COMMENTS

- Articulation of facade based on code requirements
- Cost effective exploration of design to satisfy design standards
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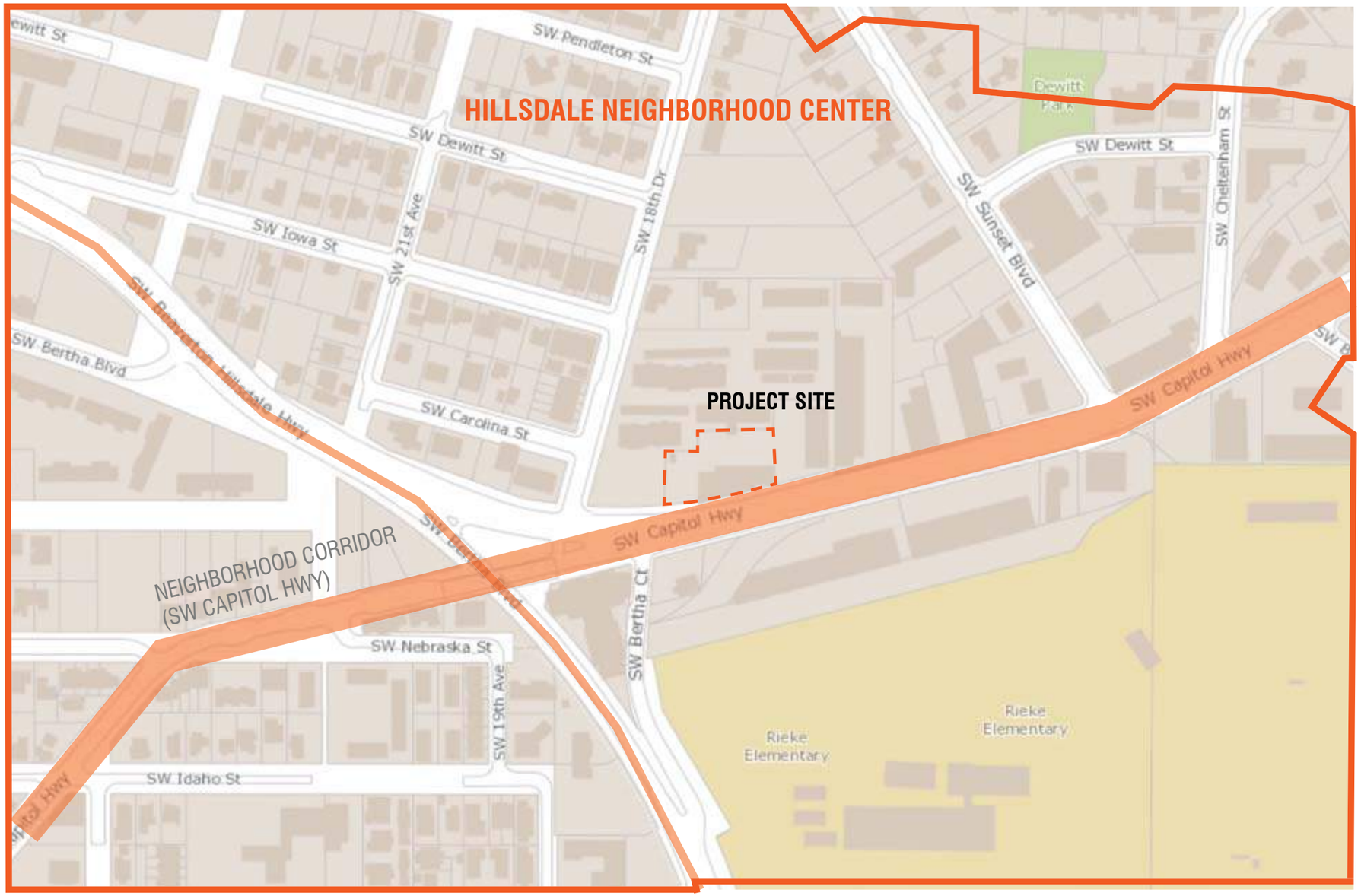
- Rooftop outdoor common space is positioned away from residential zone

EAST ELEVATION

SCALE: 3/32” = 1’-0”

PERSPECTIVE: CORNER OF SE DIVISION & SE 37TH AVE



SITE SUMMARY

Zoning:	CM2dm
Site Area:	25,964 sf / 0.60 acres
Building:	Approx. 7,000sf, Commercial Use
Building height:	Single-Story with Mezzanines
Parking:	Approximately 35 ps

VICINITY MAP

NTS

N

SITE LOT LINE

SITE SUMMARY

Zoning:	CM2dm
Site Area:	25,964 sf / 0.60 acres
Building:	Approx. 7,000sf, Commercial Use
Building height:	Single-Story with Mezzanines
Parking:	Approximately 35 ps

SITE AERIAL

NTS

N

SITE LOT LINE

SITE & GROUND FLOOR PLAN

1" = 30' - 0"

BUILDING SUMMARY

Zoning:	CM2dm
Site Area:	25,964 sf / 0.60 acres
Building:	Approx. 7,000sf, Commercial Use
Building height:	Single-Story with Mezzanines
Parking:	Approximately 35 ps

STANDARDS POINTS

4.1	30% Native plantings	+1
4.2	Pattern area trees	+1
5.0	Meters in alcove	+2
5.1	Meters <20' from lot line	+1
9.4	Publicly accessible seating	+1
9.5	Large door openings	+2
11.2	50% Weather protection along street	+3
12.0	100% Approved materials	+2
12.1	Wrap front materials	+1
12.3	50% Sunscreens on street facade	+2
13.3	30% Bird-safe glazing	+2
13.5	80% Ground floor glazing	+2
	Total	20

COMMENTS

1. Challenge to reach 20 Standards points, bird-safe glazing treatments necessary to reach total, but likely to the detriment of transparency through to retail.

2. Public open space provided SW of building, but slightly undersized and enclosure does not meet criteria. If definition were broadened, this would provide (+4) points.

Other Required Standards influencing the site plan, building form, and detailing include:

6.0 -- REQ'D: At transit streets, no parking allowed within 35' of front lot line (reduced to 20' for tuck-under parking)

11.0 and 11.1 -- REQ'D: All projecting canopies shall extend minimum 5' from exterior walls or 3' onto sidewalk, whichever is less.

13.1 -- REQ'D: Window trim not required, as aluminum storefront glazing utilized.

13.2 -- REQ'D: Exterior walls facing on-site pedestrian circulation to have minimum 15% windows.

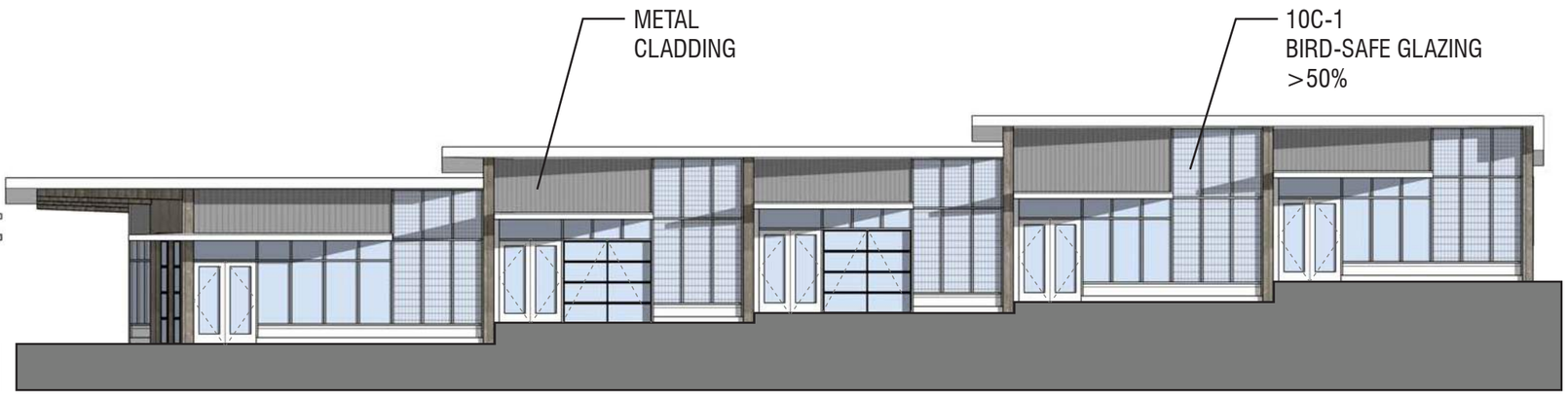
13.5 – To receive a Standards (+1 point), 80% glazing is required. Recommend revising standard to 80% of wall surface below 10' above grade. Also bird-safe glazing requirement on Materials List currently not in alignment with Standard 13.2.

MASSING - VIEW LOOKING NORTH ON SW CAPITOL HWY

NTS

WEST ELEVATION OF THE BUILDING

1/16” = 1’-0”



SOUTH ELEVATION - LOOKING FROM SW CAPITOL HWY

1/16” = 1’-0”

MASSING - VIEW LOOKING WEST ON SW CAPITOL HWY

NTS

BUILDING SUMMARY

Zoning:	CM2dm
Site Area:	25,964 sf / 0.60 acres
Building:	Approx. 7,000sf, Commercial Use
Building height:	Single-Story with Mezzanines
Parking:	Approximately 35 ps

STANDARDS POINTS

4.1	30% Native plantings	+1
4.2	Pattern area trees	+1
5.0	Meters in alcove	+2
5.1	Meters <20' from lot line	+1
9.4	Publicly accessible seating	+1
9.5	Large door openings	+2
11.2	50% Weather protection along street	+3
12.0	100% Approved materials	+2
12.1	Wrap front materials	+1
12.3	50% Sunscreens on street facade	+2
13.3	30% Bird-safe glazing	+2
13.5	80% Ground floor glazing	+2
	Total	20

COMMENTS

1. Challenge to reach 20 Standards points, bird-safe glazing treatments necessary to reach total, but likely to the detriment of transparency through to retail.

2. Public open space provided SW of building, but slightly undersized and enclosure does not meet criteria. If definition were broadened, this would provide (+4) points.

Other Required Standards influencing the site plan, building form, and detailing include:

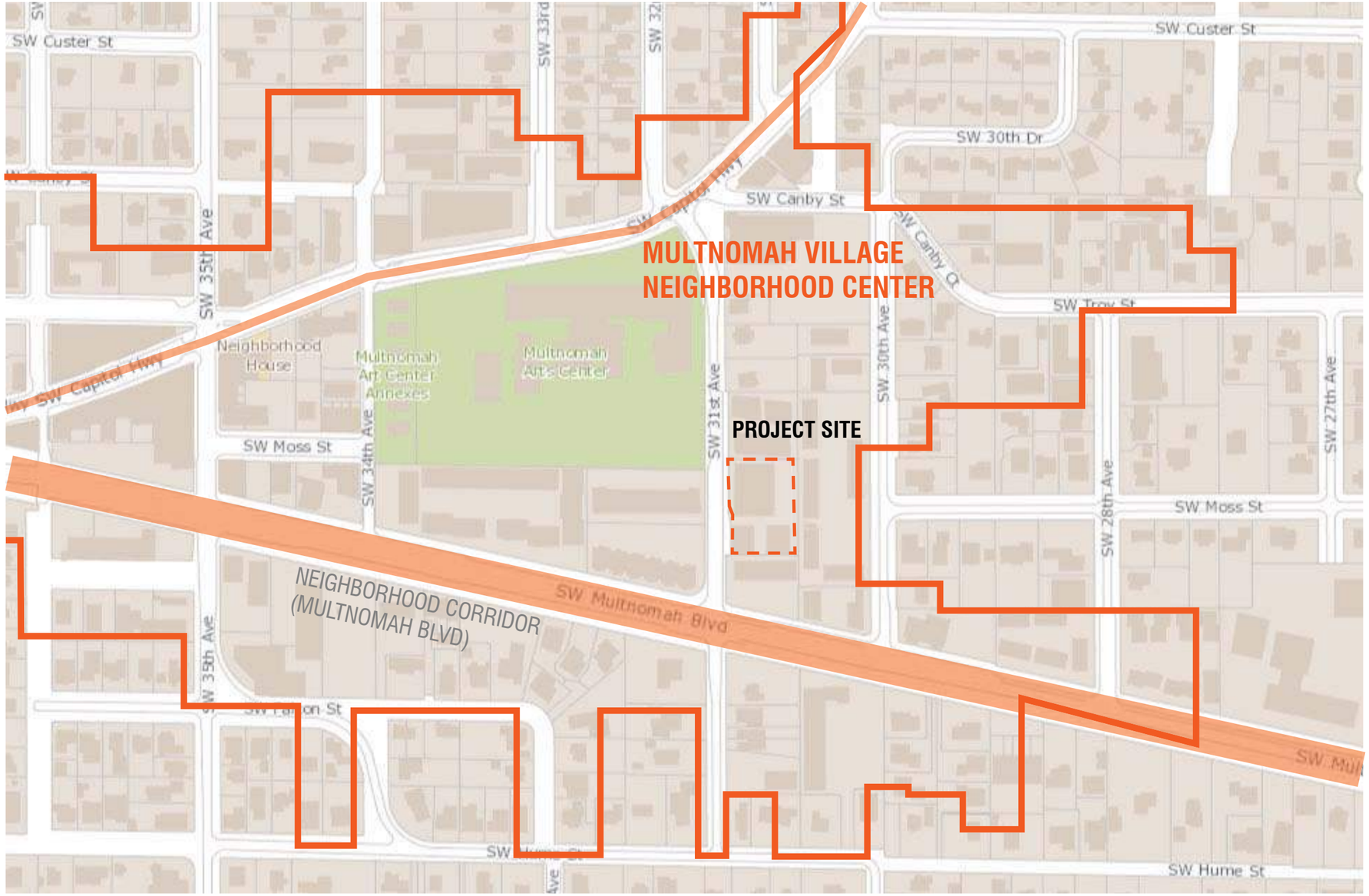
6.0 -- REQ'D: At transit streets, no parking allowed within 35' of front lot line (reduced to 20' for tuck-under parking)

11.0 and 11.1 -- REQ'D: All projecting canopies shall extend minimum 5' from exterior walls or 3' onto sidewalk, whichever is less.

13.1 -- REQ'D: Window trim not required, as aluminum storefront glazing utilized.

13.2 -- REQ'D: Exterior walls facing on-site pedestrian circulation to have minimum 15% windows.

13.5 – To receive a Standards (+1 point), 80% glazing is required. Recommend revising standard to 80% of wall surface below 10' above grade. Also bird-safe glazing requirement on Materials List currently not in alignment with Standard 13.2.



SITE SUMMARY

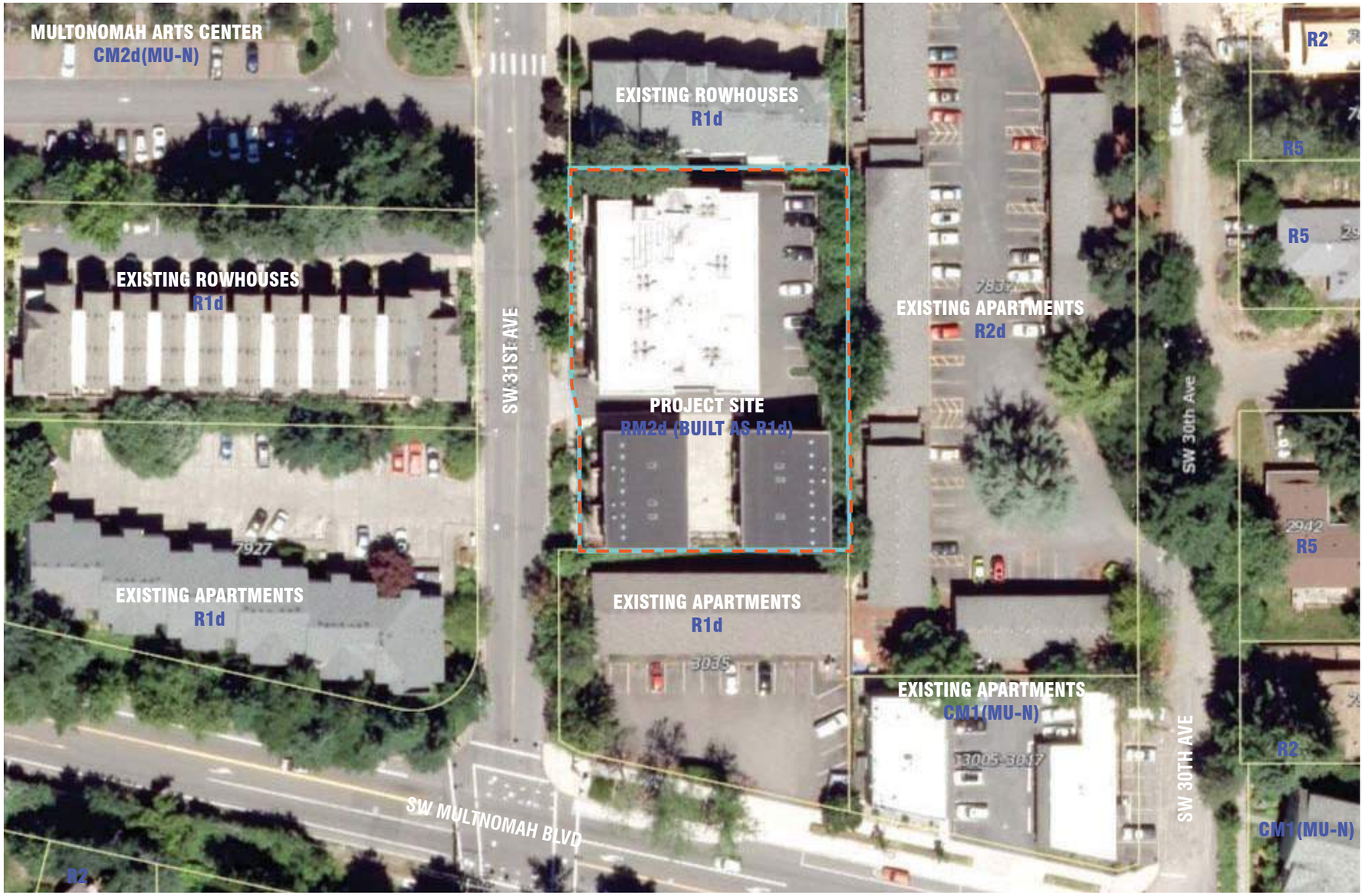
Zoning:	R1 -> RM2d
Site Area:	24,910 sf (0.57 acres)
Existing Building:	4 Stories over garage +2 stories over garage
Dwelling Units:	23 condo units, (mix of 1, 2, & 3BR's) + 6 townhouse units 29 units total
Parking (N):	29 total stalls, north portion + 6 parking stalls, south portion 35 parking stalls total

SITE LOT LINE

VICINITY MAP

NTS

N



SITE AERIAL

NTS

N

SITE SUMMARY

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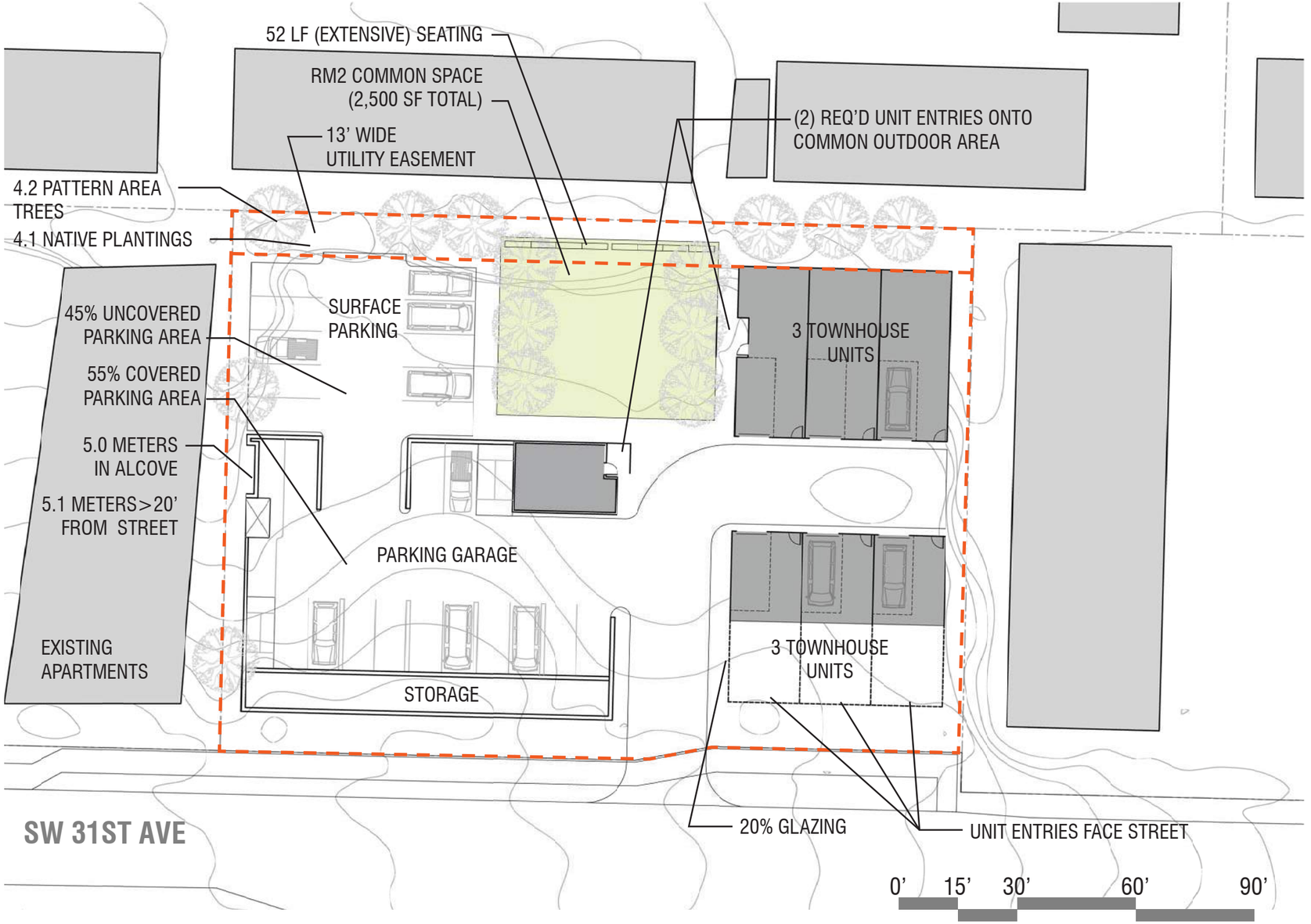
Parking (N):	29 total stalls, north portion + 6 parking stalls, south portion 35 parking stalls total

SITE LOT LINE



SITE & GROUND FLOOR PLAN

1" = 30' - 0"

N

SITE LOT LINE

BUILDING SUMMARY

Zoning:	R1 -> RM2d
Site Area:	24,910 sf (0.57 acres)
Building coverage:	10,000 sf (46%)
Building height:	4 stories and 2 stories over parking garage (40' / 22')
Building Area:	35,000 sf (FAR 1.4, approx. sim. to Existing Building
Dwelling Units:	Mix of 1, 2, & 3 BR
Parking:	32 spaces
Bike Parking:	Within each unit

STANDARDS POINTS

4.1	30% native plantings	+1
4.2	Pattern area trees	+1
5.0	Meters in alcove	+2
5.1	Meters <20' from lot line	+1
6.1	50% Shaded/unit-paved vehicle area	+1
10.1	Entries face street	+4
12.1	Wrap front materials	+1
12.2	50% Balconies on street facade	+3
12.3	50% Sunscreens on street facade	+2
13.1	Window trim	+2
13.4	Natural ventilation at corner units	+2
	Total	20

COMMENTS

1. Common outdoor area requirements are in both Design Standards and RM2 requirements and may not be the same.

2. RM2 and Standards strong encouragement for individualized front unit entries onto the street has a large impact on site planning flexibility, particularly on a sloping site.

3. Requirement for at least (2) dwelling unit entries with layered treatments facing onto open space has unit layout ramifications and removes parking.

Other Required Standards influencing the site plan, building form, and detailing include:

7.1 -- REQ'D: We are assuming minimum ground floor height of 10' (residential) refers to floor-to-floor height (not floor-to-ceiling).

13.1 -- REQ'D: At minimum 80% of street facing façade windows, provide perimeter trim min.3 1/2" wide or recess window glazing minimum 4" back from exterior wall surface.

13.2 -- REQ'D: Exterior walls facing on-site pedestrian circulation to have minimum 15% windows.

LEVEL 2 FLOOR PLAN

1” = 30’ - 0”

BUILDING SUMMARY

Zoning:	R1 -> RM2d
Site Area:	24,910 sf (0.57 acres)
Building coverage:	10,000 sf (46%)
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Building Area:	35,000 sf (FAR 1.4, approx. sim. to Existing Building
Dwelling Units:	Mix of 1, 2, & 3 BR
Parking:	32 spaces
Bike Parking:	Within each unit

STANDARDS POINTS

4.1	30% native plantings	+1
4.2	Pattern area trees	+1
5.0	Meters in alcove	+2
5.1	Meters <20’ from lot line	+1
6.1	50% Shaded/unit-paved vehicle area	+1
10.1	Entries face street	+4
12.1	Wrap front materials	+1
12.2	50% Balconies on street facade	+3
12.3	50% Sunscreens on street facade	+2
13.1	Window trim	+2
13.4	Natural ventilation at corner units	+2
	Total	20

COMMENTS

1. Common outdoor area requirements are in both Design Standards and RM2 requirements and may not be the same.

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TYPICAL UPPER LEVEL FLOOR PLAN

1” = 30’ - 0”

N

SITE LOT LINE

BUILDING SUMMARY

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Building Area:	35,000 sf (FAR 1.4, approx. sim. to Existing Building
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12.3	50% Sunscreens on street facade	+2
13.1	Window trim	+2
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	Total	20

COMMENTS

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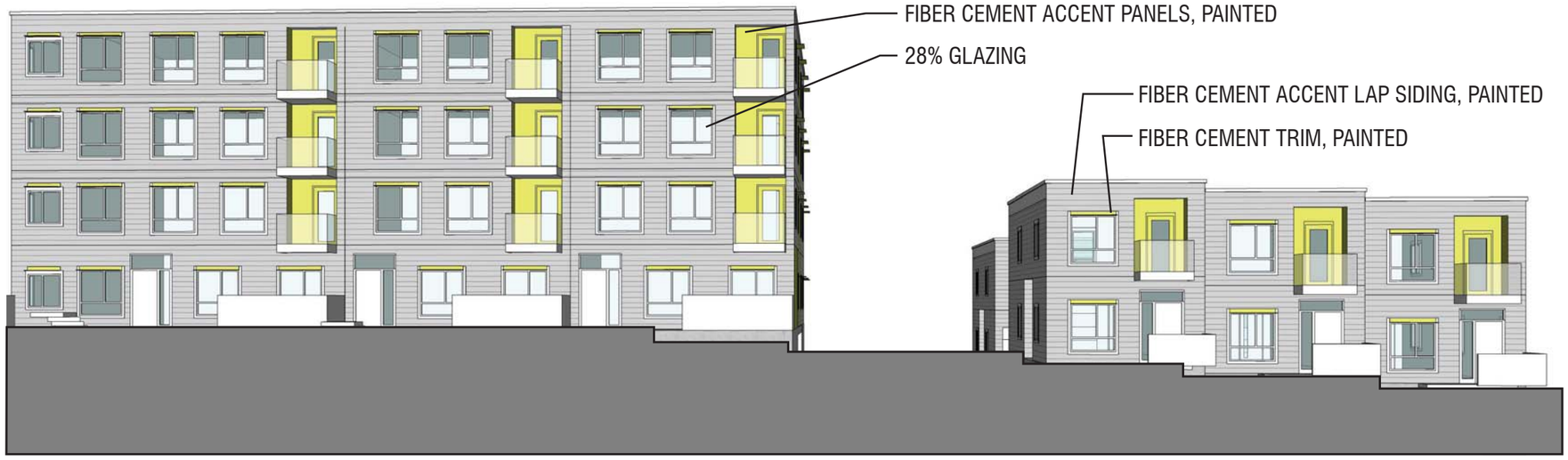

WEST ELEVATION (LOOKING EAST FROM SW 31ST AVENUE)

1" = 20'-0"

MASSING - VIEW LOOKING FROM THE SOUTHWEST

NTS

BUILDING SUMMARY

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deca architecture.inc

MEMO **REVISED STANDARDS – RECOMMENDATIONS FOR REFINEMENT** **DRAFT**

Date: December 7, 2018

By: Shem Harding, David Hyman – DECA Architecture
Kate Howe, Matt Roewe – VIA Architecture
David Horsley, Joanne Le – DAO Architecture

Project: Portland DOZA Tools

Re: Comments and Recommendations on Revised Standards

This memo summarizes the design team's comments and recommendations on the DOZA Conceptual Framework Revised Design Standards dated November 6, 2018. The revised standards were used to prepare revised design scenarios created for six sites with drawings dated November 30, 2018.

GENERAL COMMENTS

1. Revisions to the standards have made the system easier and less costly to comply with for most project types, including urban buildings on infill sites and corner sites, and all-commercial buildings.

2. Flexibility is a key component of the revised standards. The flexible point system encourages designs to respond to context and adapt to varying site conditions. Maintaining the flexible point system allows developers and City staff to balance priorities between urban infill and more suburban contexts.

3. Revised standards are organized by building "subject" area instead of by design guideline or tenet. This has made them significantly easier to use.

4. Achieving 20 points is reasonable for most project types, but may still be a little bit challenging for small buildings on mid-block sites that include only commercial uses, since many of the points are intended to address projects with residential uses.

5. The standards have been designed with a 20 point goal in mind, and it still seems an appropriate threshold. For most projects, roughly one third of the flexible points will be easy to achieve, particularly if the design includes residential uses. An additional third to half of the points will require more intense design consideration, but will add minimal to no cost. A quarter to a third of the flexible points any project will need to achieve will add some cost.

6. Reduced reliance on "add-on" building elements such as murals and art features is an improvement. The revised standards include more measures that are integral to building design.

COMMENTS ON SPECIFIC STANDARDS

3.0 Outdoor Spaces – Offset Windows

7. Consider making this applicable only to bedroom windows where privacy is of great concern. May not need to apply to kitchen, hall, entry, or general living area windows.

3.1 Outdoor Spaces – Amenities (Outdoor Common Areas)

8. Reduce amount of seating surface required for larger common areas; consider "sliding scale" that would require a generous amount of seating surface for small spaces, but proportionally less for very large spaces.

   Requiring two main entrances facing an Outdoor Common Area can be challenging for small and/or sloped sites. Consider linking the entrance requirement to building size or number of units.

3.4 Outdoor Spaces - Garden

9. Clarify that this is a garden space intended to be used by building occupants, and not a Community Garden open to the general public.

3.5 Outdoor Spaces - Playground

10. Playgrounds are expensive and have a high liability for the property owner, consider increasing points. Unlikely that a developer would choose 3.5 for lower points than 3.2.

3.6/3.7 Outdoor Spaces – Main Entry / Near Existing Space

11. This flexible point has very limited applicability, since most sites are not adjacent to an existing Public Outdoor Space. Also, many successful existing outdoor areas may not meet the strict definition of "Public Outdoor Area". Consider eliminating this point due to limited applicability.

4.1 Landscaping – Native Plants

12. This seems a very easy point to achieve, consider increasing percentage, or defining intent (i.e. water conservation).

4.2 Landscaping – Pattern Area Trees

13. Consider requiring a minimum number of trees or caliper inches, as related to site size. Avoid the potential for a large site to provide a single tree to achieve this point.

5.0/5.1 Utilities – Hide meter

14. These flexible points are more difficult to achieve for small sites than larger sites. Consider adjustments to reflect this in quantity of points.

7.1 Building Massing – Ground Floor Height

15. This measure is unlikely to be pursued, except by very large projects that already have a need for higher ground floors, due to the associated cost and lots of easier alternative points. If this is a City priority, consider increasing the point value.

7.2 Building Massing – Preserve Existing

16. This seems like a good compromise standard, however the point value may be a little low for the complexity of preserving existing facades. Is the intent to preserve for sustainability or streetscape character?

7.3-7.6 Building Massing – Corner Reinforcement Measures

17. Recommend making these applicable within "Inner Ring Districts", in addition to town and neighborhood centers.

7.8 Building Massing - Enclosure

18. Consider minimum size requirements for outdoor spaces that can achieve these flexible points; this was not evaluated and may need additional testing. Clarify intent.

8.0 Roofs – Flat Roofs

19. Relieving Western Pattern Area sites from meeting the roof form requirement provides benefits to projects on sloping sites.

10.1 Entries - Dwelling Entries

20. Clarify that this flexible point applies only to ground-level dwelling units, or units within a certain distance of grade, and not upper-level units.

11.2 Weather Protection – Transit Streets

21. The term "weather protection" may need specific definition or dimensional parameters for this flexible point.

12.1 Materials & Texture – Extend Materials

22. 20 feet seems like an arbitrary number – consider increasing to 1/3rd lot depth or a similar dimension that is grounded in context. Although this point is easy to achieve and addresses a legitimate issue, it may yield odd-looking results in some cases.

12.3 Material & Texture - Sunscreens

23. Sunscreen elements need further definition. Clarify the range of elements that can achieve this point, and weather canopies, roof overhangs or other building elements qualify as sunscreens. Clarify if sunscreens on north-facing façade are eligible.

13.1 Windows – Upper Floor Glazing

24. Coordinate this flexible point with the bird-safe requirement that is integrated into 12.0. Allow a way for buildings to achieve points for higher glazing % without getting into bird-safe glazing.

13.2 Windows – Pedestrian Walkway Glazing

25. Clarify if the glazing requirement is meant to apply only to ground level facades or entire building façade. Recommend applicability to ground level only. Also, consider an exemption for incidental service/egress walkways, typically 4 feet wide or less. The zoning code calls for pedestrian circulation systems and describes their function, but does not define them. Consider excluding covered walkways and including a maximum distance from the circulation system that this point would be applicable.

13.3 Windows – Bird-Safe

26. Bird-safe glazing is typically not available as a standard option for widely available unitized window systems, and must be applied as a decal or film. Consider reducing bird-safe glazing requirement and recognizing lots of non-glazing alternatives (screens, shutters, French balconies, etc.)

13.5 Windows – Ground Floors

27. 80% glazing is a very high amount to achieve, depending on how it is measured. Consider reducing to 70% and clarifying whether it is from 0 to 9 feet or 2 to 10 feet. The current zoning code includes both methods in various places.