



DOZA

Design Overlay Zone Amendments

Joint Commission Briefing
Planning and Sustainability Commission
Design Commission

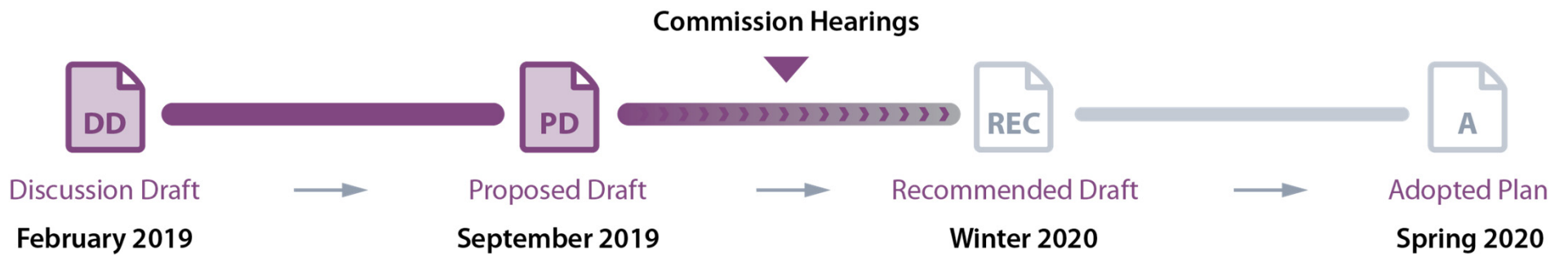
October 8, 2019

Today's Agenda

- Welcome and Introductions
- Background
- Public Involvement Process
- Proposals
- Future Work (Vol 1, Section 5)
- Q&A



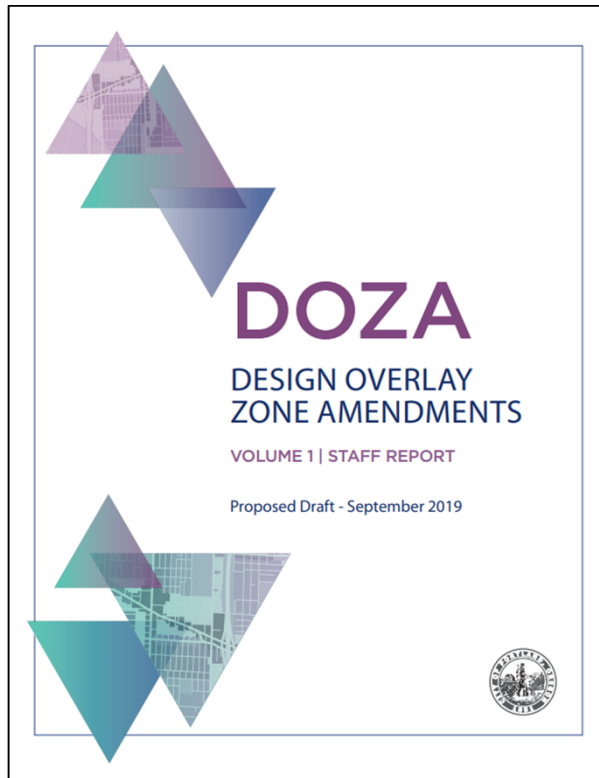
Timeline



Commission Schedules

Planning and Sustainability Commission	Design Commission
Joint Briefing October 8 – 12:30-2:30	
Joint Hearing October 22 – 5-8 pm	
Optional Meeting -- Design 'd' Overlay Zone in Practice Date TBD	
WS #1 - November 12 - formulate testimony	WS #1 - November 7 - formulate testimony
Written Testimony Closes November 15, 2019 at 5:00 pm	
WS #2 - Nov 19	WS #2 - Dec 5
WS #3 - Dec 17	WS #3 - Dec 19
3 x 3 Check-In Week of January 13, 2020 PSC: Kat, Ben and Mike Design Commission: Julie, Jessica and Sam	

What's in the DOZA Proposed Draft?



Volume 1: Staff Report

Volume 2: Code and Map Amendments

Volume 3: Portland Citywide Design Guidelines

Volume 4: Appendices (portlandoregon.gov/bps/doza)

- Appendix A: BDS Administrative Improvements
- Appendix B: Housing Affordability Memo (February 6, 2017)
- Appendix C: What We Heard Report
- Appendix D: Consultant Testing of Draft Standards and Guidelines

Background

Background: Basic Structure of Portland Zoning


PLAN DISTRICTS

(Central City Plan District, Gateway Plan District, Hollywood Plan District, Hillsdale Plan District, etc.)



OVERLAY ZONES

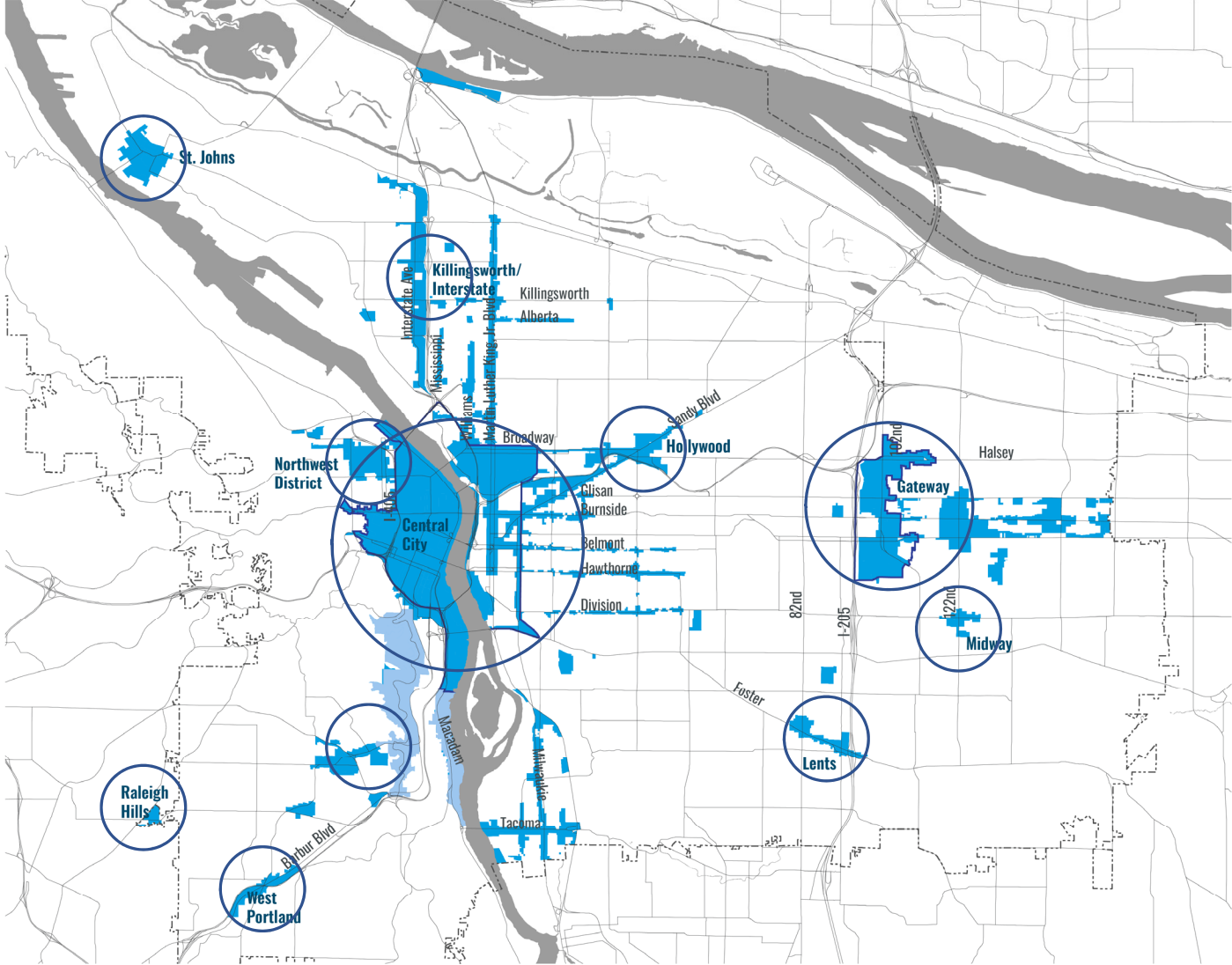
(Design Overlay Zone, Environmental Zone, Historic Resource Protection Overlay, Centers Main Street, etc.)



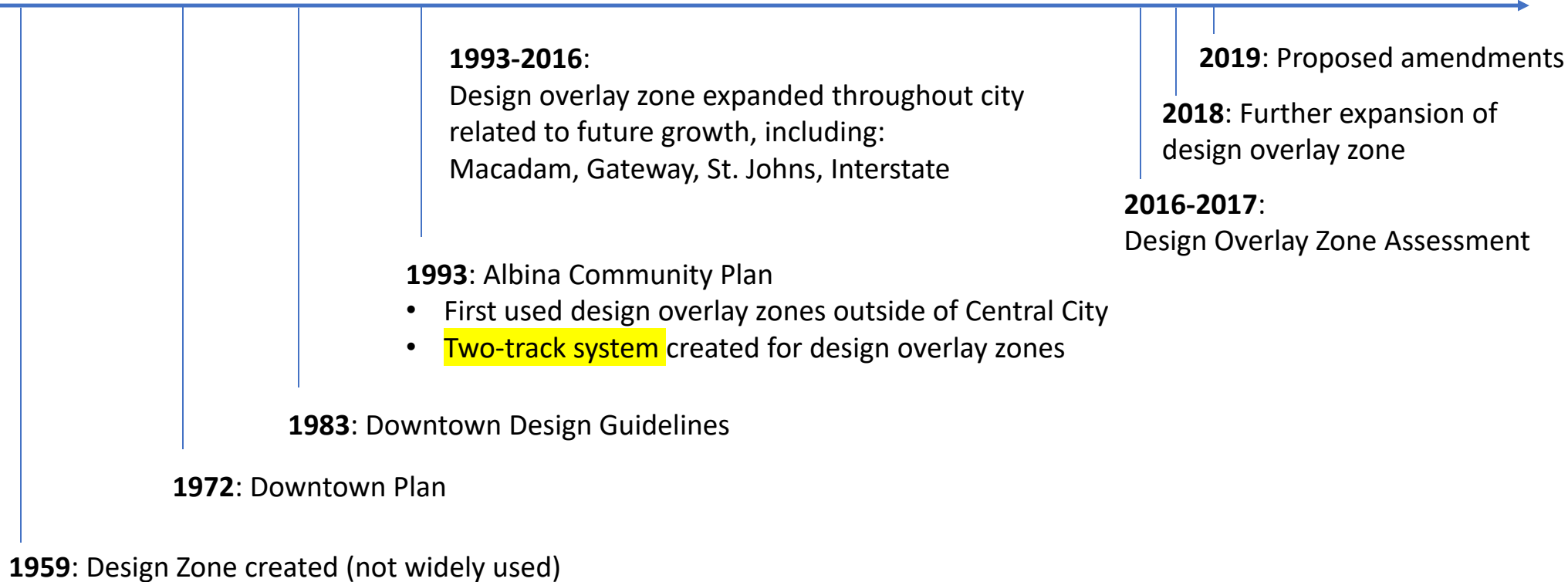
BASE ZONE

(Mixed Use Commercial, Single Dwelling Residential, Multi-Dwelling Residential, Industrial, etc.)

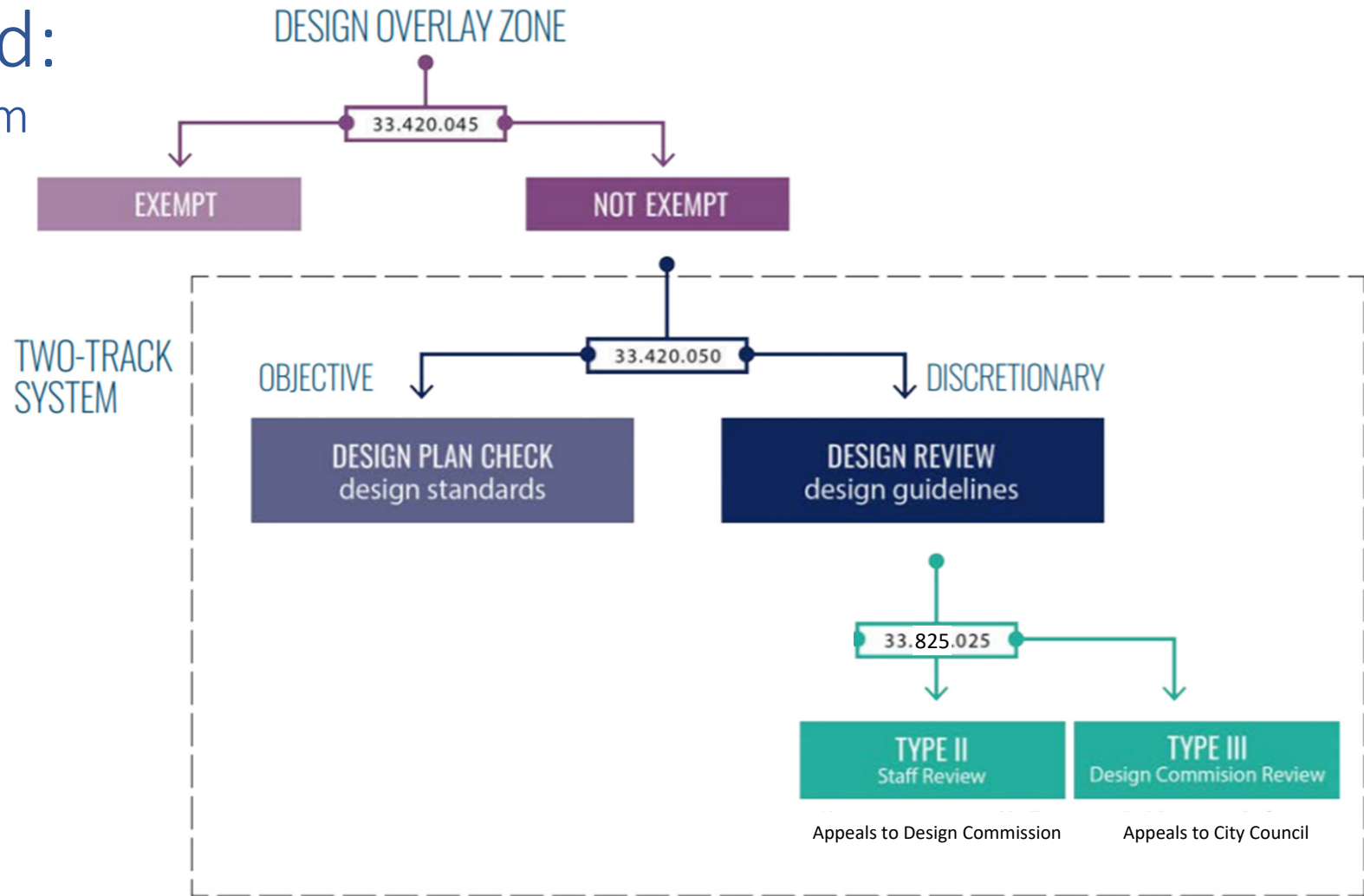
Background: Design Overlay Zone in Portland



Background: Design Overlay Zone Milestones



Background: Two-Track System



Background: Two-Track System

Objective **Design Plan Check**

- Uses Design **Standards** in Code
- Objective; Does not require judgement; limits flexibility
- Building Permit
- Limited public involvement
- Potential option outside Central City and Gateway

Discretionary **Design Review**

- Uses Design **Guidelines**
- Subjective; Requires deliberation; flexibility
- Land Use Review
- Public Testimony and potential hearing with Design Commission
- Required in Central City and Gateway

Example

Design **Standards**

For each 100 square feet of hard-surface area between the building and street lot line provide at least one of the following:

- (1) A bench or other seating;
- (2) A tree;
- (3) A landscape planter;
- (4) A drinking fountain; or
- (5) A kiosk.

Design **Guidelines**

A8: Contribute to a Vibrant Experience

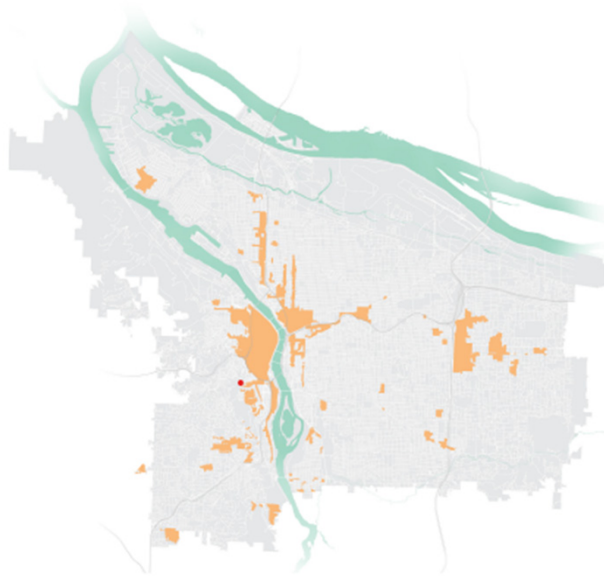
- Integrate building setbacks with adjacent sidewalks to increase the space for potential public use.

Public Involvement Process

DOZA How did we get here?

DESIGN OVERLAY ZONE ASSESSMENT (DOZA)

Volume I: Final Report | April 2017



Prepared for:
BUREAU OF PLANNING AND SUSTAINABILITY
BUREAU OF DEVELOPMENT SERVICES

Prepared by:

WALKER|MACY
ANGELO PLANNING GROUP
LELAND CONSULTING GROUP
PARDEE

2017: DOZA – Consultant Assessment

Apr 2018: First Public Review Drafts

- Process Discussion Draft
- Tools Concept Draft

Feb 2019: DOZA Discussion Draft Release

- Feb-May Discussion Draft Outreach

Sep 2019: DOZA Proposed Draft Release

Consultant work



GUIDELINES



STANDARDS

DOZA (Amendments) Outreach Summary

Two Sets of Open Houses: In spring 2018 and 2019

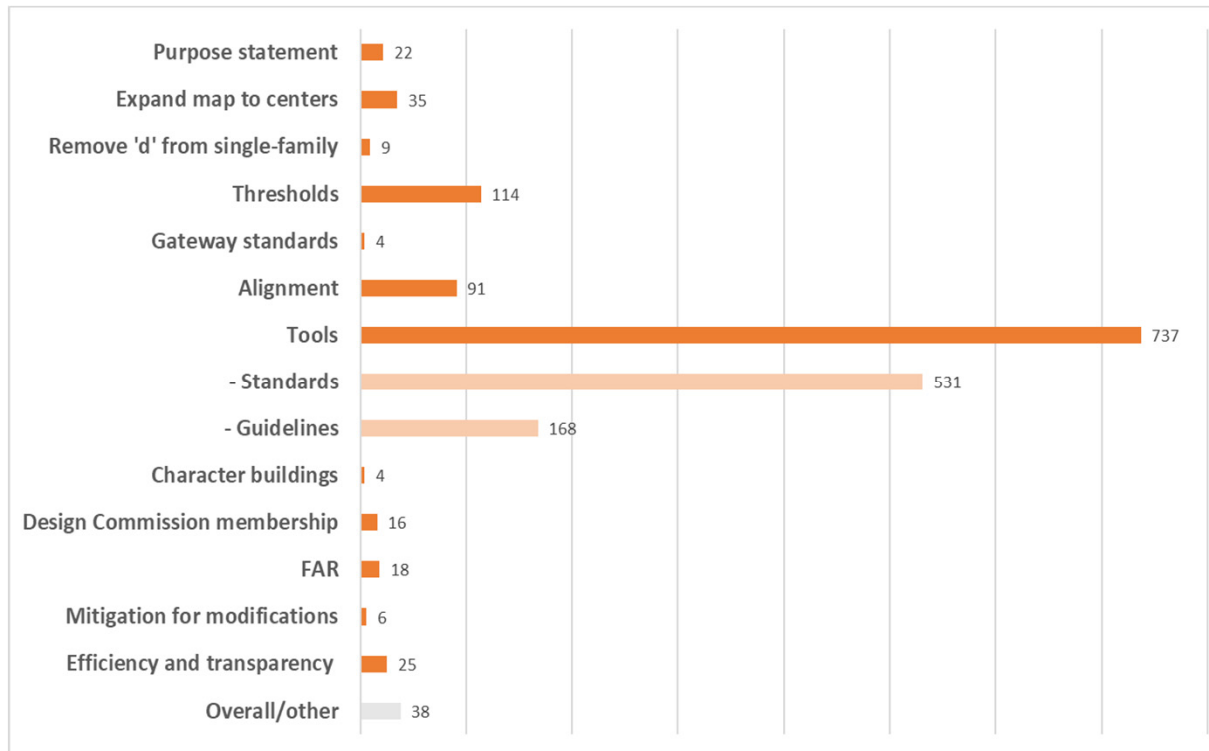
Attended Various Meetings:

- Neighborhood & Business Coalitions/Associations
- Other Agencies (Prosper, BES, PBOT, PHB)
- Architects & Applicants
- Equitable Development (NPI, DCL Partners, NAACP)

Verbal and Written Comments

- Comments from open houses
- Summaries of meetings
- Email and written comments

DOZA: What we Heard (comments)



Common Thread: Context and how to address it matters

Proposals

VALUE STATEMENTS

- The design of places matters
- Quality of design is more successful when it is inclusive
- Good design does not have to be expensive
- Design of new development should amplify character of a place and community
- Design can be discussed in everyday language



DOZA Proposals



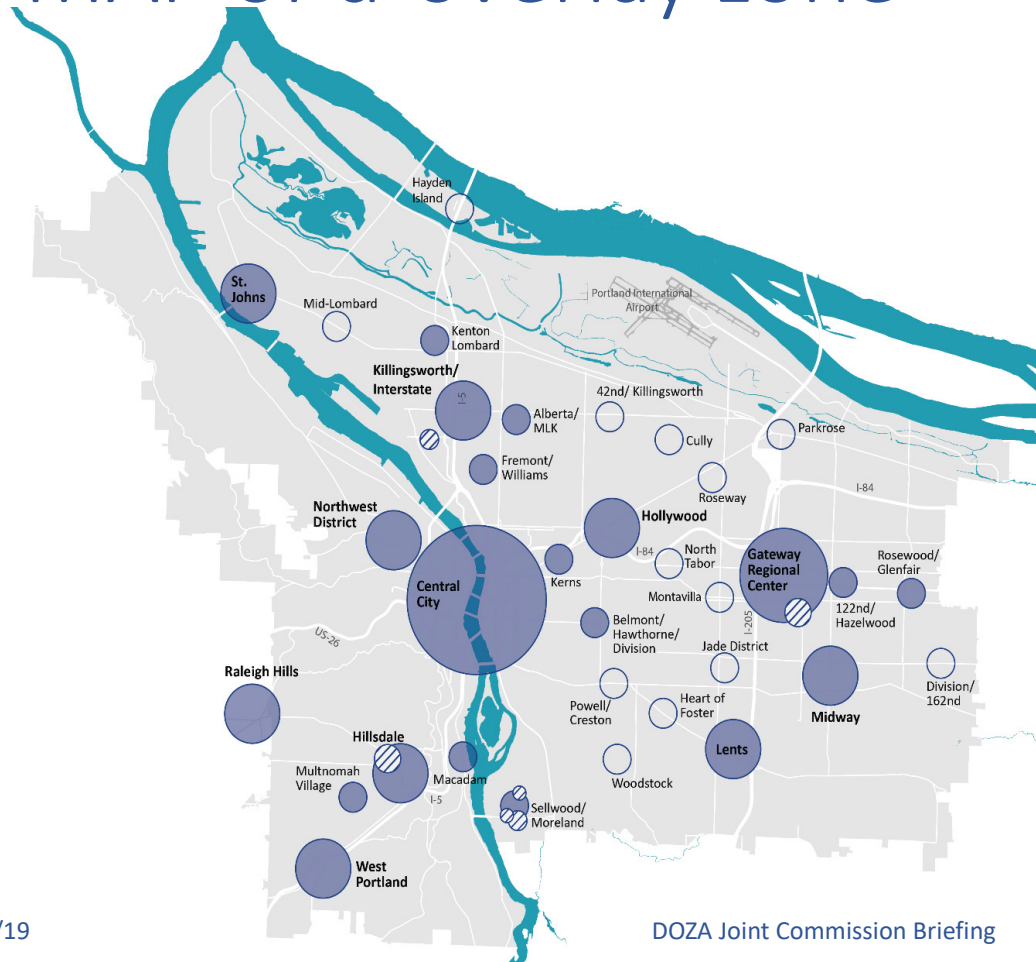
1. **PURPOSE** of the Design overlay zone
2. **MAP** of where the Design overlay zone applies
3. **THRESHOLDS** for reviewing projects
4. **PROCESS** for reviewing projects
5. **TOOLS** for evaluating projects
 - Portland Citywide Design Guidelines
 - Design Standards

1. Purpose of Design Overlay Zone

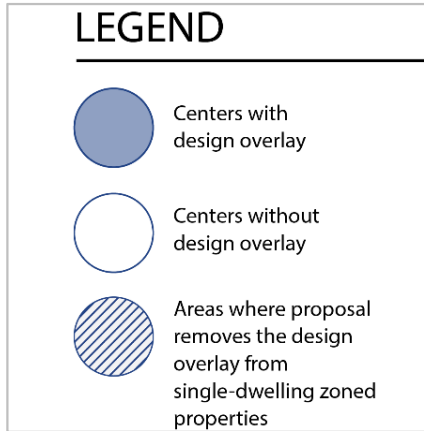


- Ensures that Portland is a city designed for people.
- Supports the city’s evolution within current and emerging centers.
- Promotes design excellence through tools that:
 - Build on **context** by enhancing the distinctive physical, natural, historic and cultural qualities of the location while accommodating growth and change;
 - Contribute to a **public realm** that encourages social interaction and fosters inclusivity in people’s daily experience; and
 - Promotes **quality and long-term resilience** in the face of changing demographics, climate and economy.

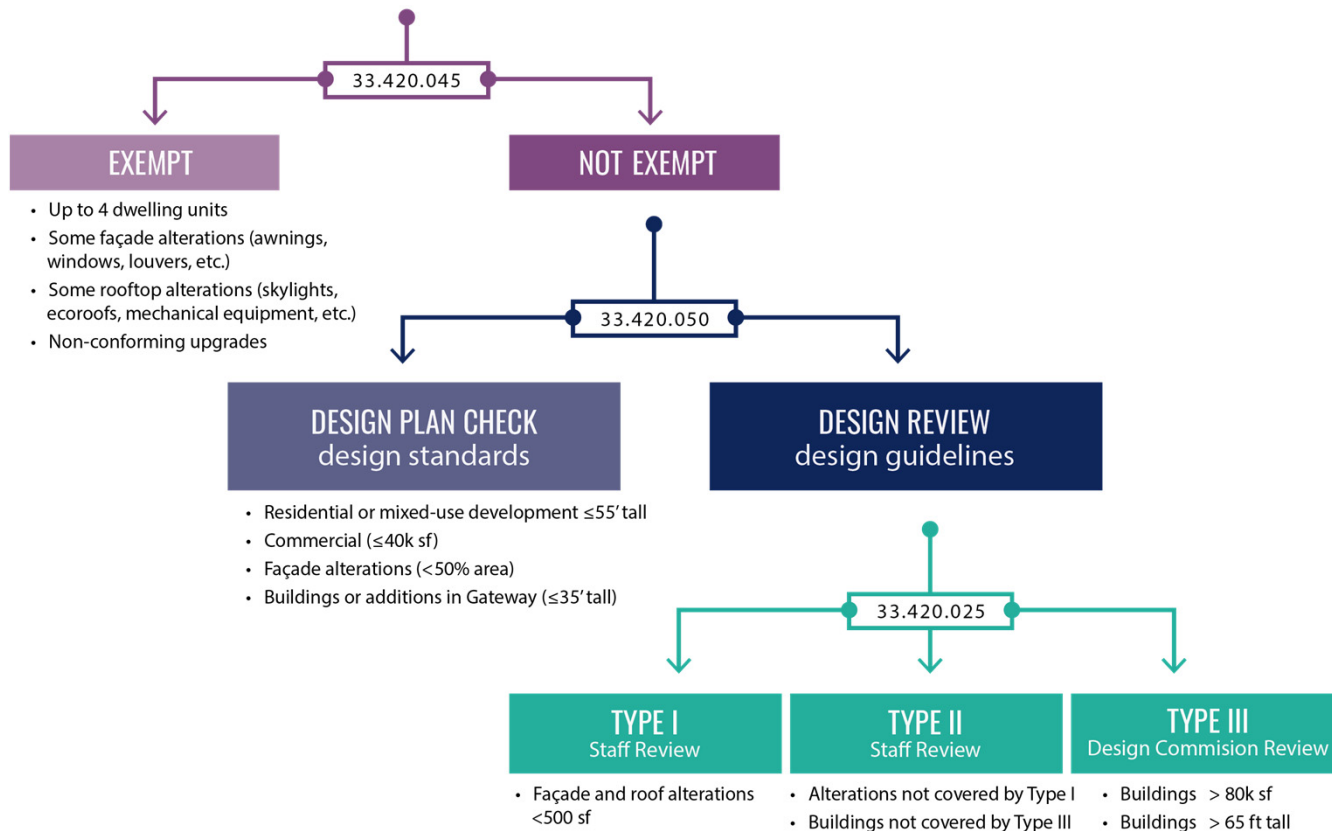
2. MAP of d-overlay zone



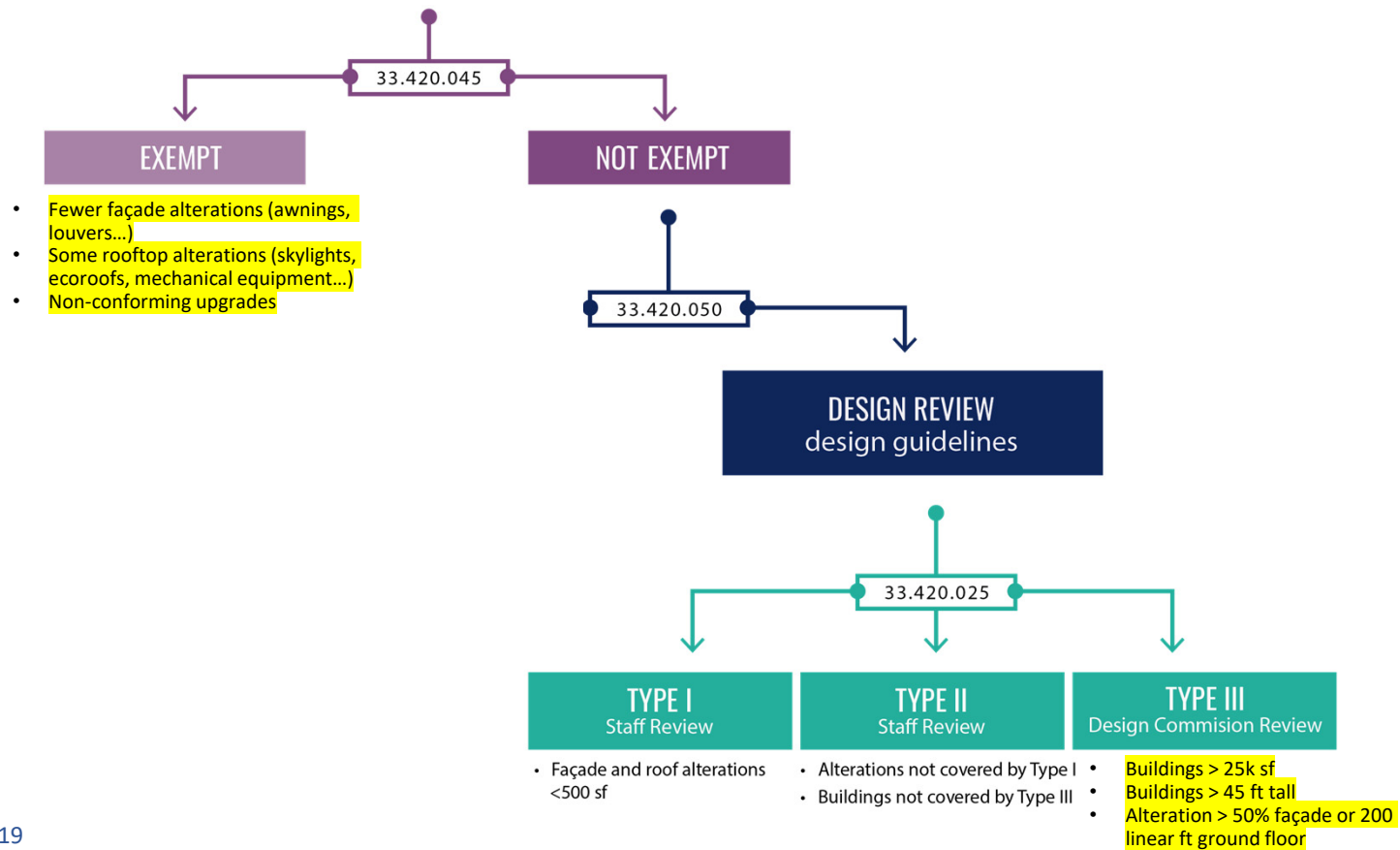
Remove the Design overlay zone from single-dwelling-zoned properties outside of the Terwilliger Design District



3a. THRESHOLDS for outside Central City



3b. THRESHOLDS for Central City



4. PROCESS for reviewing projects



- a. Update the Design Commission membership rules
- b. Align Type III process with applicant's process (DAR) ★
- c. Make administrative improvements ★
- d. Clarify that design review cannot require a reduction of proposed FAR
- e. Clarify that mitigation may be required for modifications

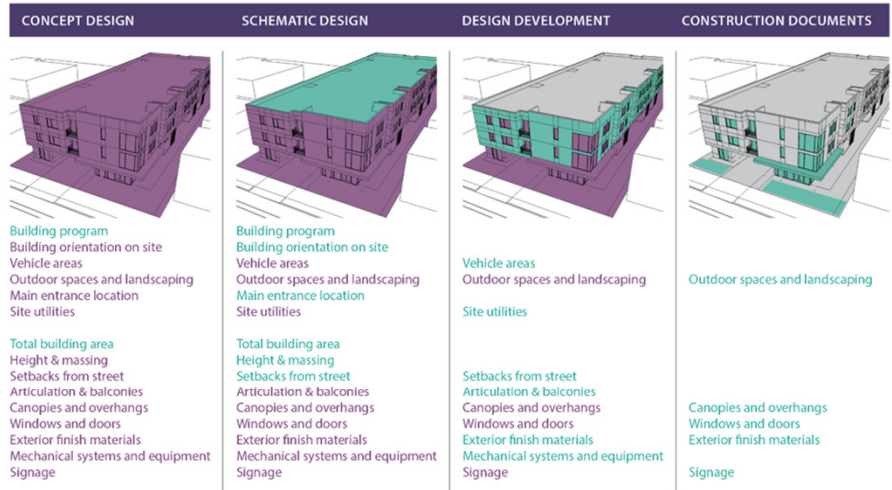
4b. Align review processes



- Design Advice Request (DAR) is optional
- Limit DAR meeting to one
- Allow DARs for staff level reviews
- Require DARs to be held w/in 56 days of submittal
- Require posting and noticing of DAR
- Continue administrative improvements to process DAR applications and facilitate meetings

4b. Align review processes

APPLICANT DESIGN PROCESS | OPPORTUNITY FOR CHANGE ■ EASY ■ DIFFICULT □ NOT FEASIBLE



CITY DESIGN REVIEW PROCESS

PRE-DOZA SCENARIO - applicant chose DAR			
Pre-app	Optional DAR Optional DAR	LUR Hearing	
PRE-DOZA SCENARIO - applicant did not chose DAR			
Pre-app		LUR Hearing LUR Hearing	
PROPOSED ALIGNMENT - with administrative changes			
Pre-app NHD Contact* Optional DAR		LUR Hearing	

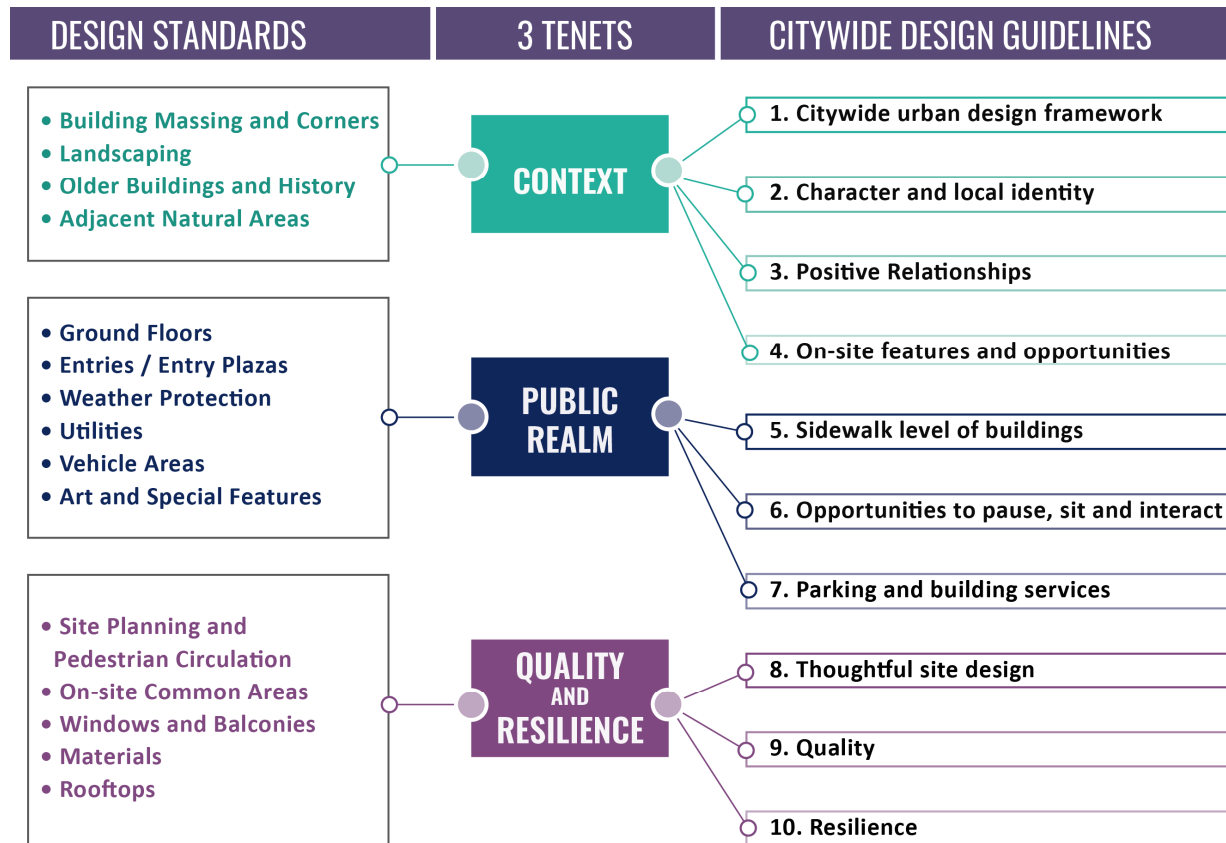
* Future opportunity for public input, with implementation of Neighborhood Contact Code Project

4c. Administrative Improvements

- Inclusion of renters in mailing
- Update meeting agendas, time limits, provision of comments
- Update DAR/LU process, handouts and staff templates
- Update submittal requirements and encourage timely applications
- Continue administrative improvements to further clarify process and purpose of the DAR and to encourage timely and relevant submittals
- Equity training related to Commission role & responsibilities



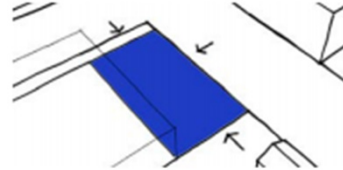
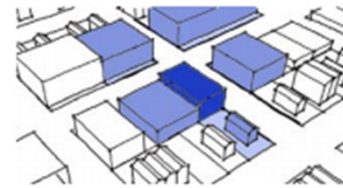
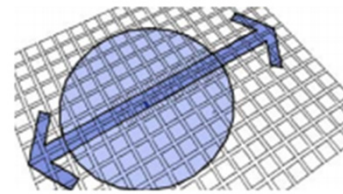
5. TOOLS for reviewing projects



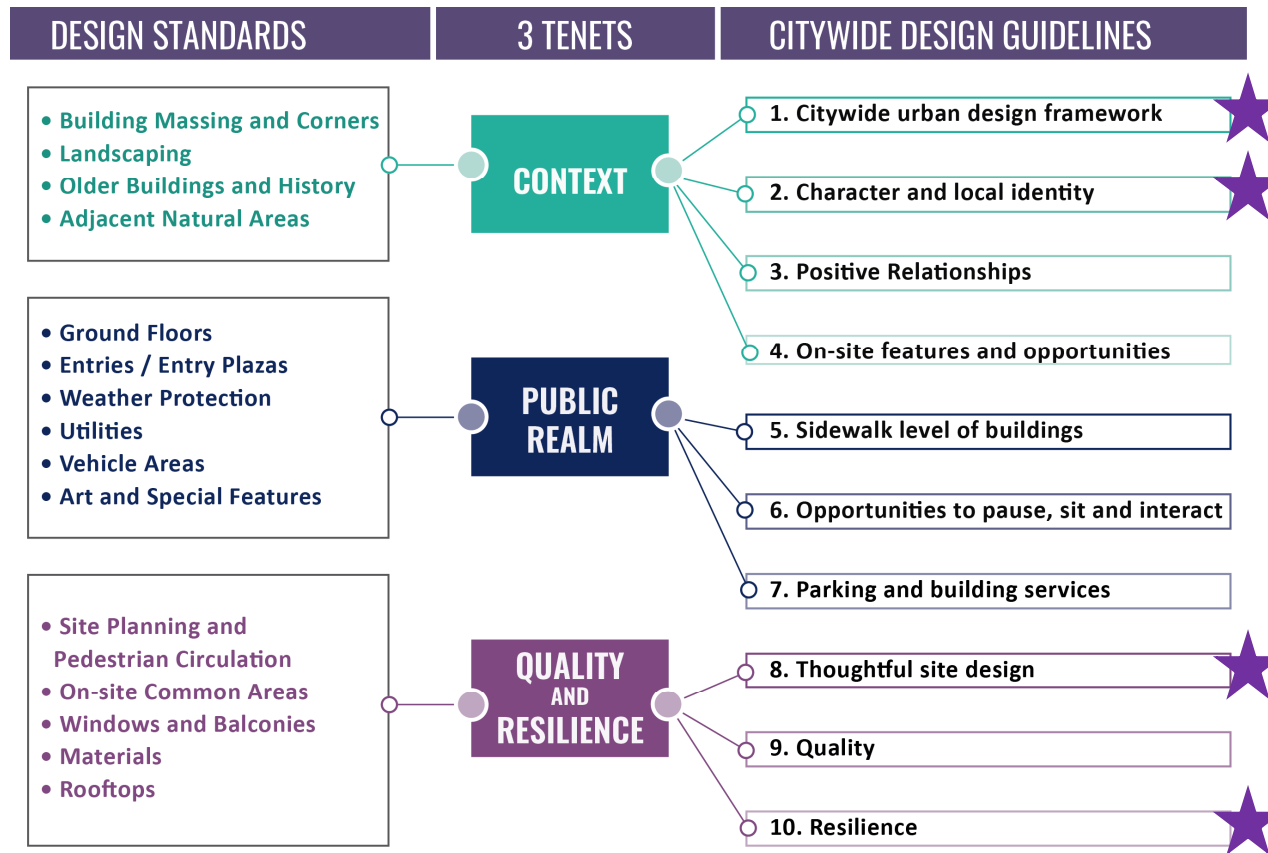
5a. Portland Citywide Design Guidelines

CONTEXT

1. Respond to the **citywide urban design framework**, building on pattern area characteristics and advancing the aspirations of center, corridor, and transit station.
2. Build on the **character and local identity** of the place.
3. Create positive relationships with **adjacent surroundings**.
4. Integrate and enhance **on-site features and opportunities** to meaningfully contribute to a location's uniqueness.



5. TOOLS for reviewing projects



5a. Portland Citywide Design Guidelines

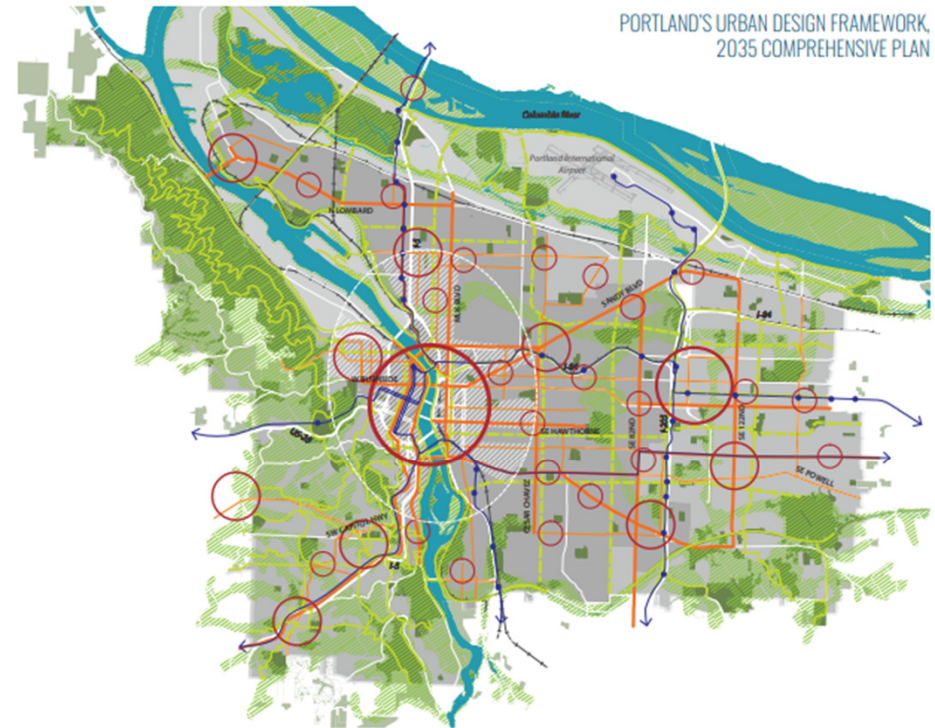
01

RESPOND TO THE **CITYWIDE URBAN DESIGN FRAMEWORK**, BUILDING ON PATTERN AREA CHARACTERISTICS AND ADVANCING THE ASPIRATIONS OF CENTER, CORRIDOR, AND TRANSIT STATION DESIGNATIONS.

WHERE IS THE URBAN DESIGN FRAMEWORK?
Find site-specific UDF components online:

www.portlandmaps.com/bps/designguidelines

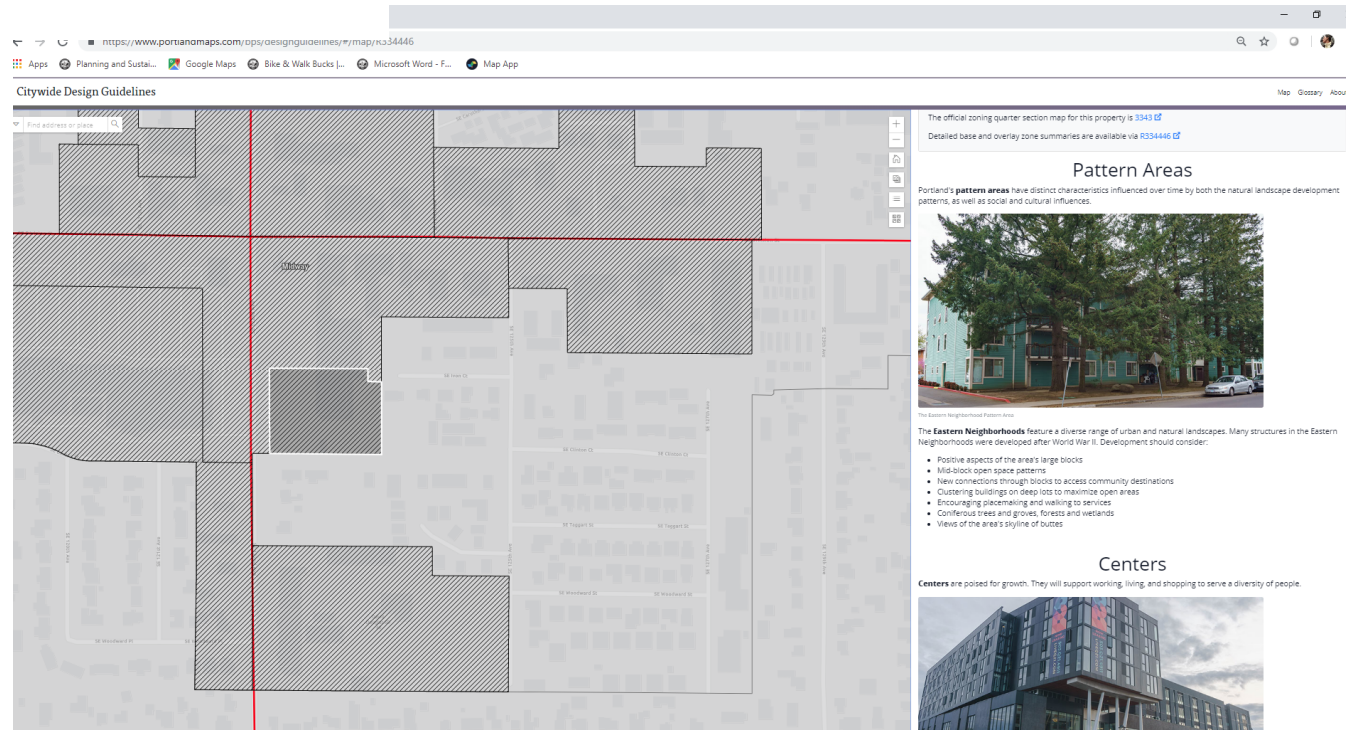
PORTLAND'S URBAN DESIGN FRAMEWORK,
2035 COMPREHENSIVE PLAN



5a. Portland Citywide Design Guidelines

01

RESPOND TO THE **CITYWIDE URBAN DESIGN FRAMEWORK**, BUILDING ON PATTERN AREA CHARACTERISTICS AND ADVANCING THE ASPIRATIONS OF CENTER, CORRIDOR, AND TRANSIT STATION DESIGNATIONS.




The screenshot displays the Portland Citywide Design Guidelines website. The main content area features a map of Portland with various pattern areas highlighted in grey. A red vertical line and a red horizontal line intersect on the map. The sidebar on the right contains the following text and images:

The official zoning quarter section map for this property is [R343](#)
Detailed base and overlay zone summaries are available via [R33446](#)

Pattern Areas

Portland's **pattern areas** have distinct characteristics influenced over time by both the natural landscape development patterns, as well as social and cultural influences.




The **Eastern Neighborhoods** Pattern Area

The **Eastern Neighborhoods** feature a diverse range of urban and natural landscapes. Many structures in the Eastern Neighborhoods were developed after World War II. Development should consider:

- Positive aspects of the area's large blocks
- Mid-block open space patterns
- New connectors through blocks to access community destinations
- Clustering buildings on deep lots to maximize open areas
- Encouraging placemaking and walking to services
- Coniferous trees and groves, forests and wetlands
- Views of the area's skyline of buttes

Centers

Centers are poised for growth. They will support working, living, and shopping to serve a diversity of people.



10/08/19

5a. Portland Citywide Design Guidelines

02 BUILD ON CHARACTER AND LOCAL IDENTITY OF THE PLACE.



How are character and local identity defined?

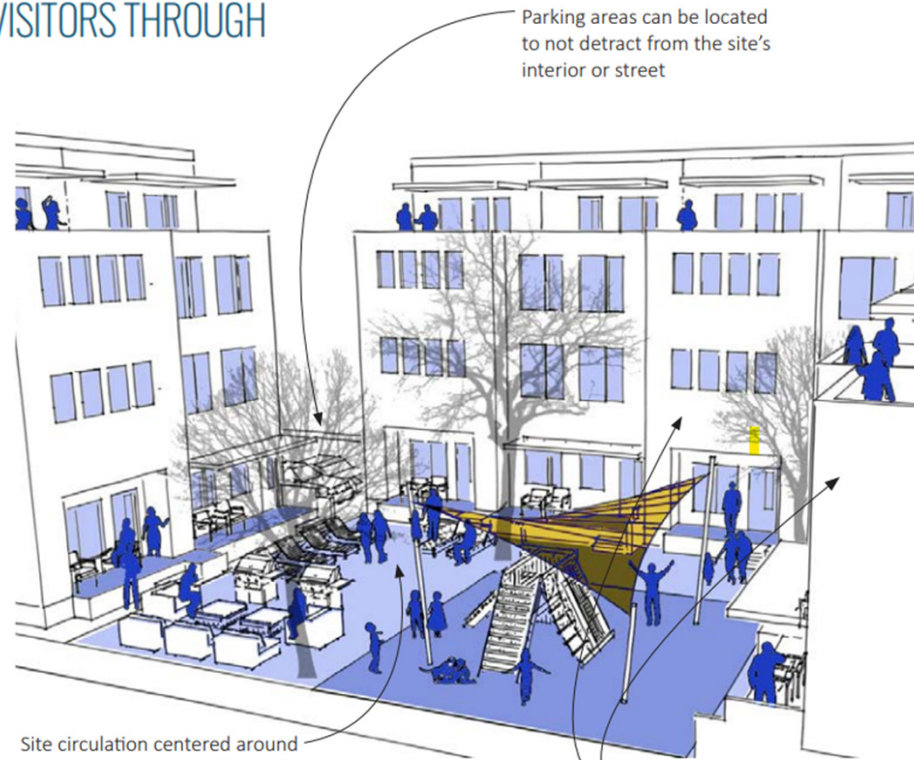
Applicants, decision-makers, and the public can rely on several sources to draw inspiration, information and guidance, such as:

- **Neighborhood Contact meeting.** Participate in a Neighborhood Contact meeting to discuss how and where local identity and character can be enhanced.
- **Local community engagement.** Meet and engage neighbors and community members who have a relationship or a perspective about the site, program or context.
- **Site and area observations.** Study the natural and built environment of the area. How is it intended to grow and what key characteristics can be integrated into new development?
- **Adopted City policies and plans.** Read place-specific characteristics and features previously identified and adopted by the City. (See *2035 Comprehensive Plan* Policy 1.19c and Figure 1-2, Area-Specific Plans Adopted by Ordinance Prior to May 24, 2018)
- **Designated historic and natural resources.** Identify designated historic resources and natural resources in close proximity.
- **Community-guided sources.** Seek sources developed by communities related to the area's needs and desired character.

5a. Portland Citywide Design Guidelines

08

SUPPORT THE COMFORT, SAFETY AND DIGNITY OF RESIDENTS, WORKER AND VISITORS THROUGH **THOUGHTFUL SITE DESIGN.**



Parking areas can be located to not detract from the site's interior or street

Site circulation centered around common open area, with multiple windows facing space

Siting and massing of buildings can allow solar access onto outdoor areas

DESIGN APPROACHES

INTERNAL OPEN SPACES AND CONNECTIONS

Offering multi-functional spaces and safe pedestrian circulation through sites

INTERNAL VEHICLE AREAS

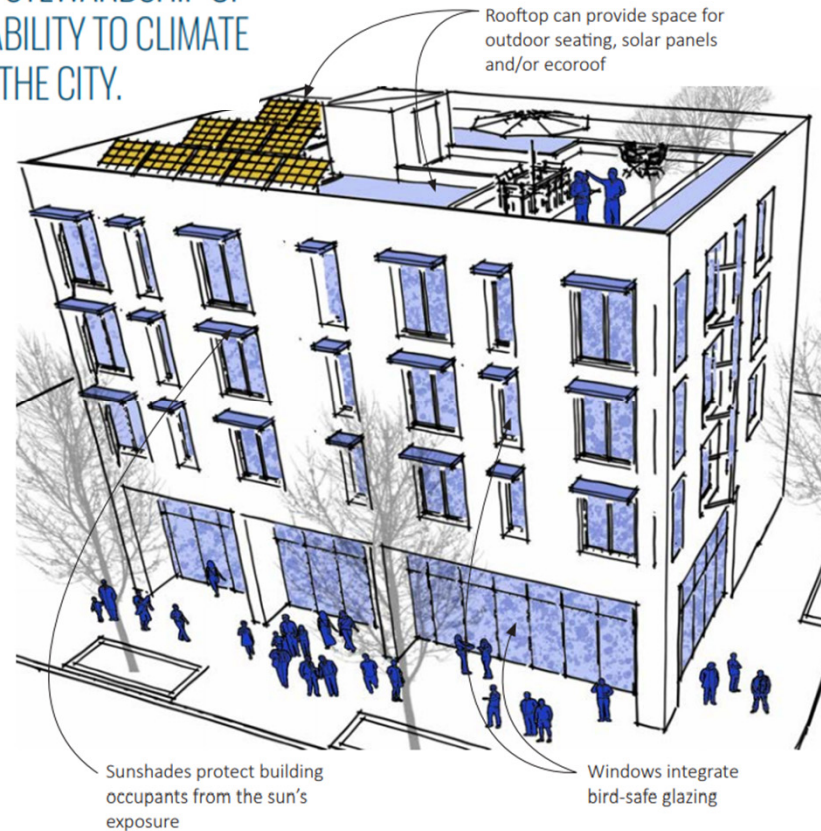
Ensuring that vehicle areas do not dominate the site

SOLAR ACCESS Providing solar access to open areas

5a. Portland Citywide Design Guidelines

10

DESIGN FOR **RESILIENCE**, HEALTH AND STEWARDSHIP OF THE ENVIRONMENT, ENSURING ADAPTABILITY TO CLIMATE CHANGE AND THE EVOLVING NEEDS OF THE CITY.



DESIGN APPROACHES

ADAPTABLE BUILDINGS

Providing flexibility in building programming, floor heights and building openings

RESOURCE CONSERVATION

Prioritizing the use of existing structures or reclaimed and recycled materials

NATIVE LANDSCAPING

Integrating native landscaping

ECO-ROOFS

Providing eco-roofs for pollinators and people

BIRD-SAFE

Reducing bird strikes through careful design

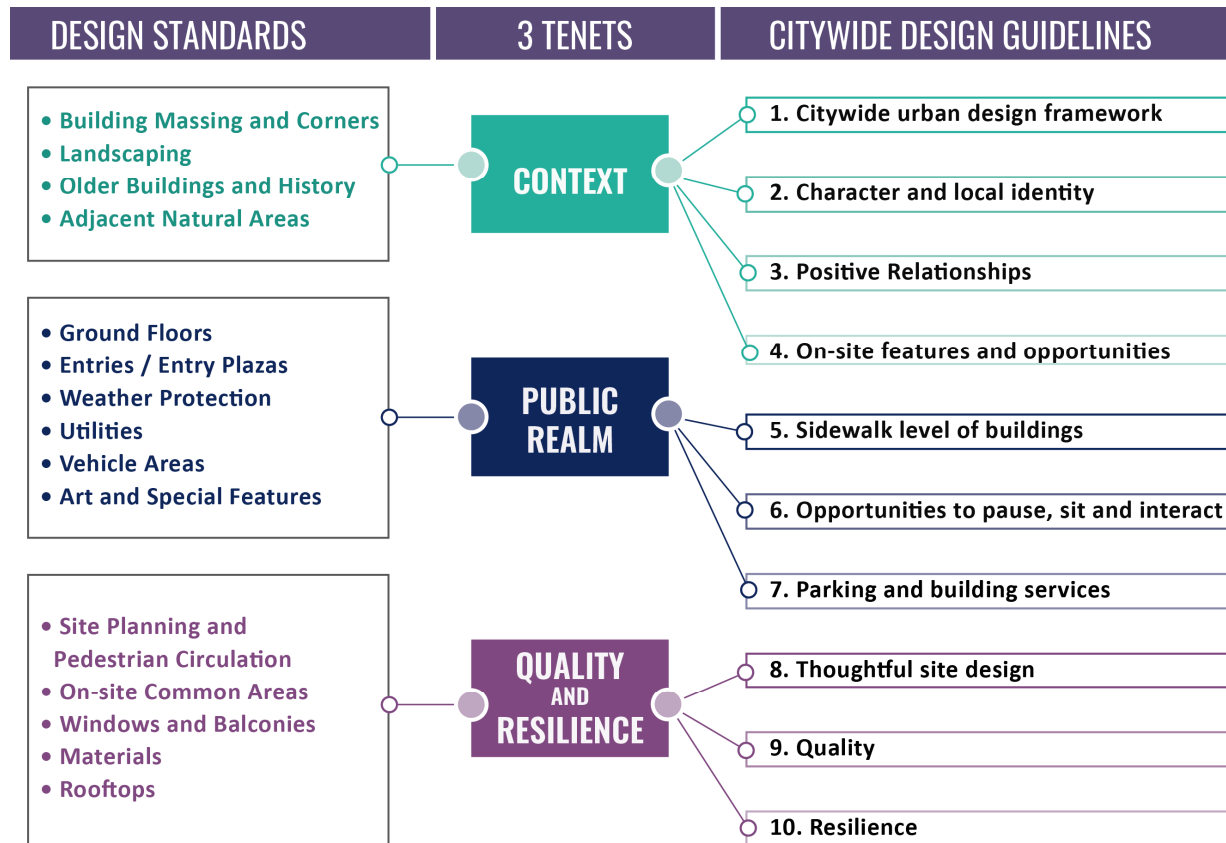
DAYLIGHT AND AIR

Providing daylight and ventilation and improving indoor air quality

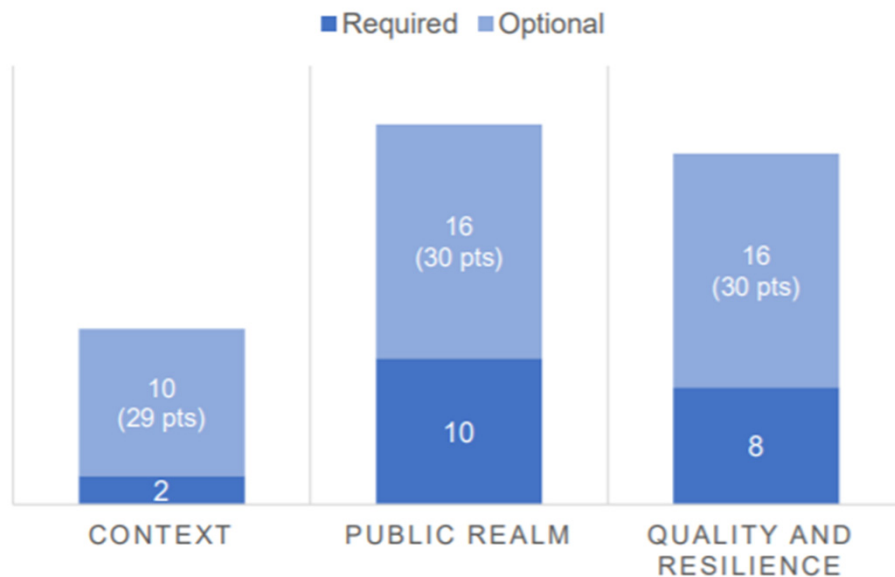
ON-SITE STORMWATER

Allowing rain to soak into the ground and filter through vegetation

5. TOOLS for reviewing projects



5b. Design Standards



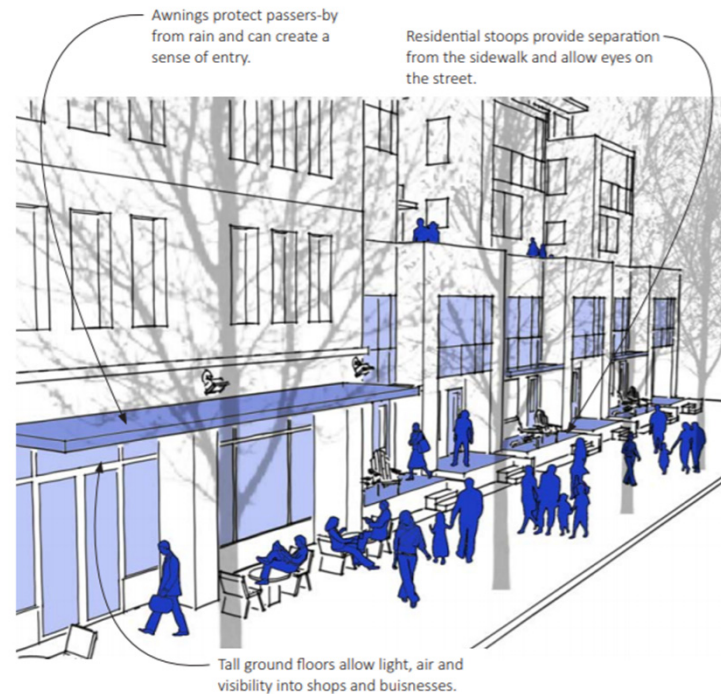
Optional points:

- 1 point per every 1000 sf of site area up to maximum of 20 points
- Sites greater than 20K sf: at least 1 point from each category
- Major remodels must meet 1 point for every 1000 sf of site area up to maximum of 5 points

5. TOOLS – Crosswalk

Portland Citywide Design Guidelines

05 DESIGN THE **SIDEWALK LEVEL OF BUILDINGS** TO BE COMFORTABLE, PLEASANT AND HUMAN-SCALED.



DESIGN APPROACHES

GROUND FLOOR HEIGHTS
Designing buildings with taller, more adaptable ground floors

MULTIPLE ENTRIES AND WINDOWS
Offering more than one entrance along the ground floors of buildings and providing "eyes on the street"

WEATHER PROTECTION
Providing protection from wind, rain, and sun

LIGHTING
Enhancing safety and visibility for pedestrians and highlighting special building features

RESIDENTIAL SETBACKS
Creating soft transitions while separating private spaces from public spaces

5. TOOLS – Crosswalk

Design Standards

Required:

- Ground Floor Ht: 12 ft comm. or 10 ft .
- Exterior Lighting
- Weather Protection at Main Entrance

Optional:

- Ground Floor Ht (3 pts): 15 ft comm. or 12 ft res.
- Ground Floor Commercial Space (2 pts):
 - Provide 1500 sf for sites > 10,000 sf site area
- Oversized Street-Facing Opening (2 pts)
- Residential Entrance Standards (2 pts)

10/08/19

Portland Citywide Design Guidelines

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Future Work

Future Work (Volume 1, Section 5)

All Centers:

- A. Expand the Design Overlay Zone to all Neighborhood Centers.
- B. Develop “Character Statements” for each Center

COMMUNITY CHARACTER 75 WORDS

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PLACHOLDER IMAGE

ARCHITECTURAL CHARACTER 75 WORDS

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PLACHOLDER IMAGE

NATURAL RESOURCES 75 WORDS

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PLACHOLDER IMAGE

Future Work (Volume 1, Section 5)

Other Geographies:

- C. Low-Rise Storefront Commercial Areas
- D. Conservation District Tools
- E. Special Design District Design Guidelines:
 - Central City
 - Gateway
 - Terwilliger
 - Marquam Hill
 - Macadam



Example of a mapped area in the 2016 Low-Rise Commercial Storefront Analysis

Q&A