



DOZA

Design Overlay Zone Amendments

D-overlay Boot Camp
Planning and Sustainability Commission
Design Commission

October 31, 2019

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	

D-overlay Background

- Base Zones, Overlay zones, Plan Districts
- History and Purpose
 - PROPOSAL 1
- Map of D-overlay
 - PROPOSAL 2
- Two-Track System and thresholds
 - PROPOSAL 3
- Standards and Guidelines
 - PROPOSAL 5
- Types of Meetings
 - PROPOSAL 4



Background: Basic Structure of Portland Zoning


PLAN DISTRICTS

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



OVERLAY ZONES

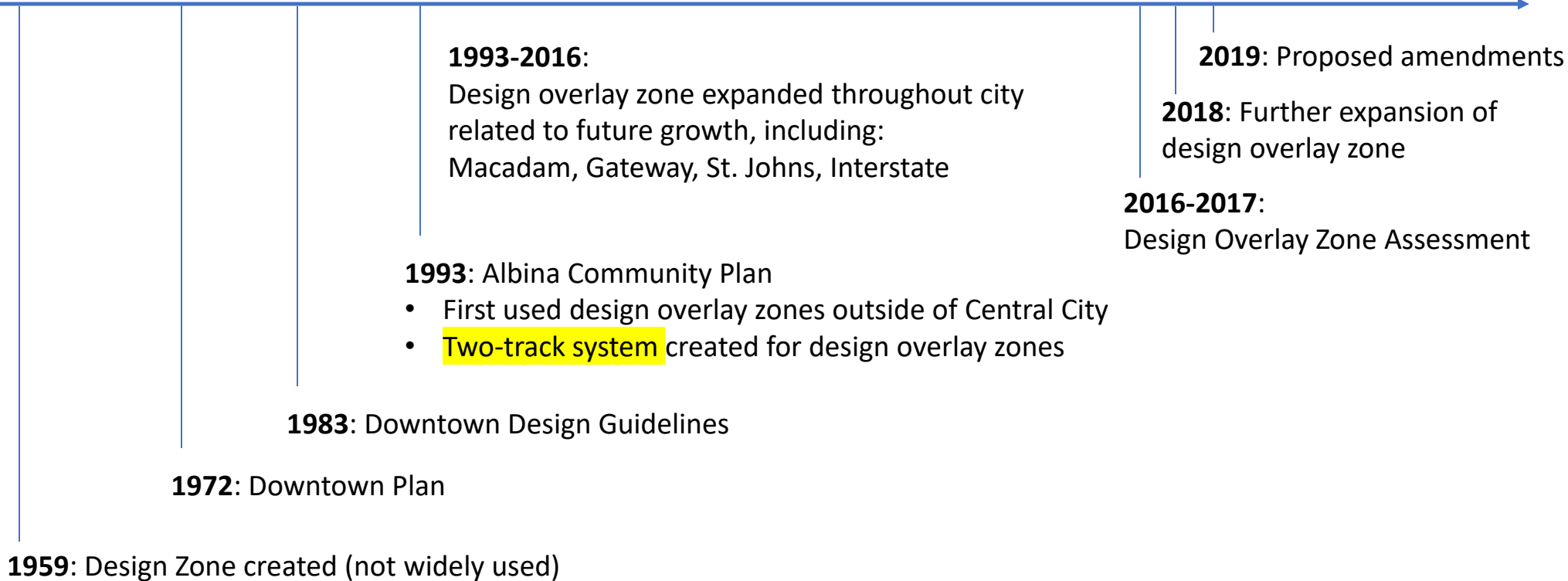
(Design Overlay Zone, Environmental Zone, Historic Resource Protection Overlay, Centers Main Street, etc.)



BASE ZONE

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

History: Design Overlay Zone Milestones



Design Overlay Zone

The current **purpose** of **Design Overlay Zone (33.420)**

- For areas of the city with special scenic, architectural, or cultural value
- promotes conservation, enhancement, and vitality
- ensures that certain types of infill development will be compatible with the neighborhood and enhance the area
- promotes quality high-density development near transit stations

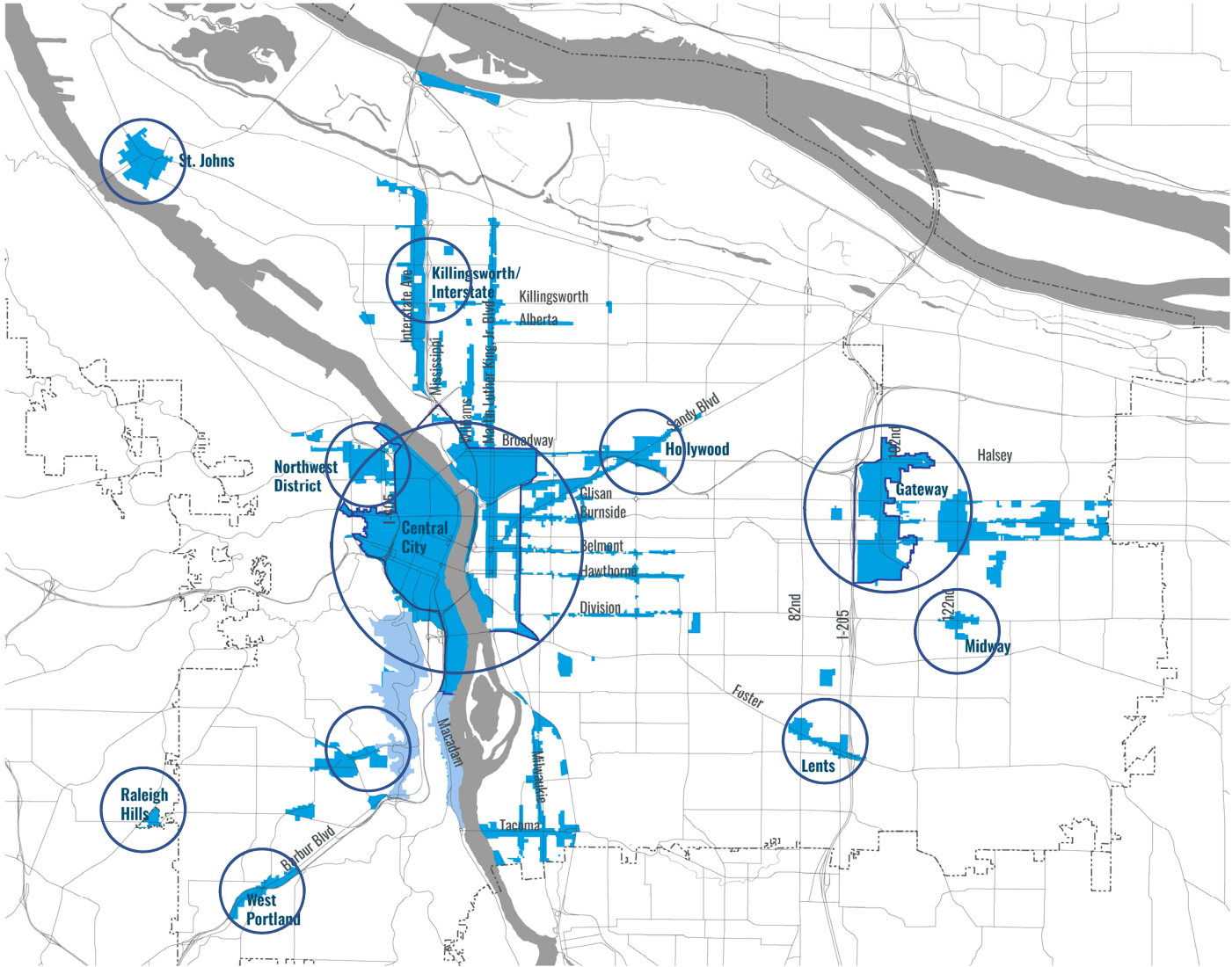


1. Purpose of Design Overlay Zone



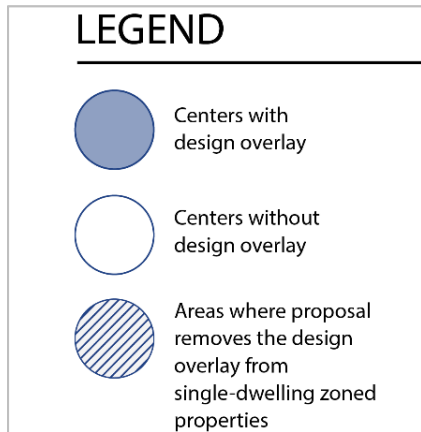
- Ensures that Portland is a city designed for people.
- Supports the city’s evolution within current and emerging centers.
- Promotes design excellence through tools that:
 - Build on context by enhancing the distinctive physical, natural, historic and cultural qualities of the location while accommodating 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.

Map: Design Overlay Zone in Portland

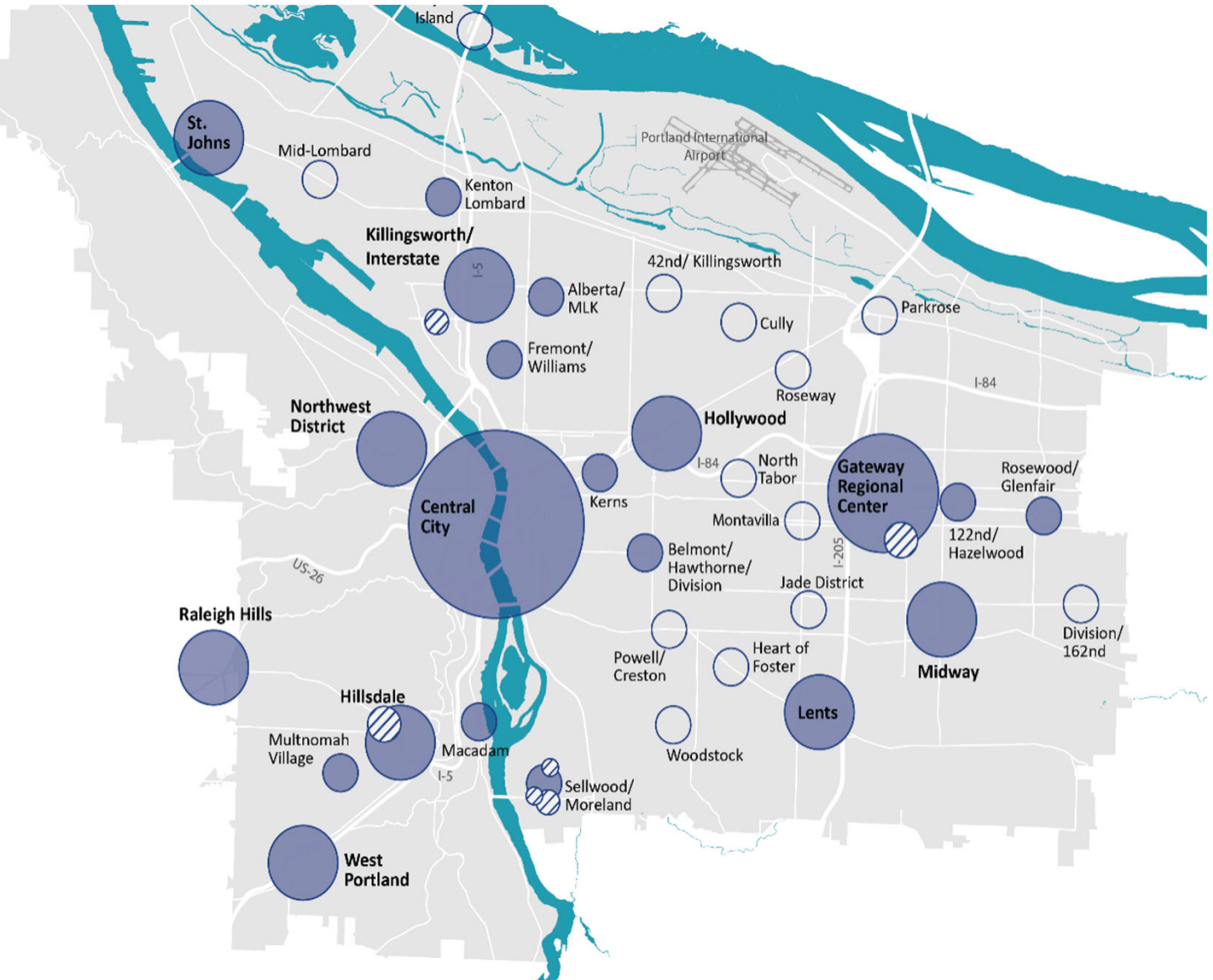


2. MAP of d- overlay zone

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

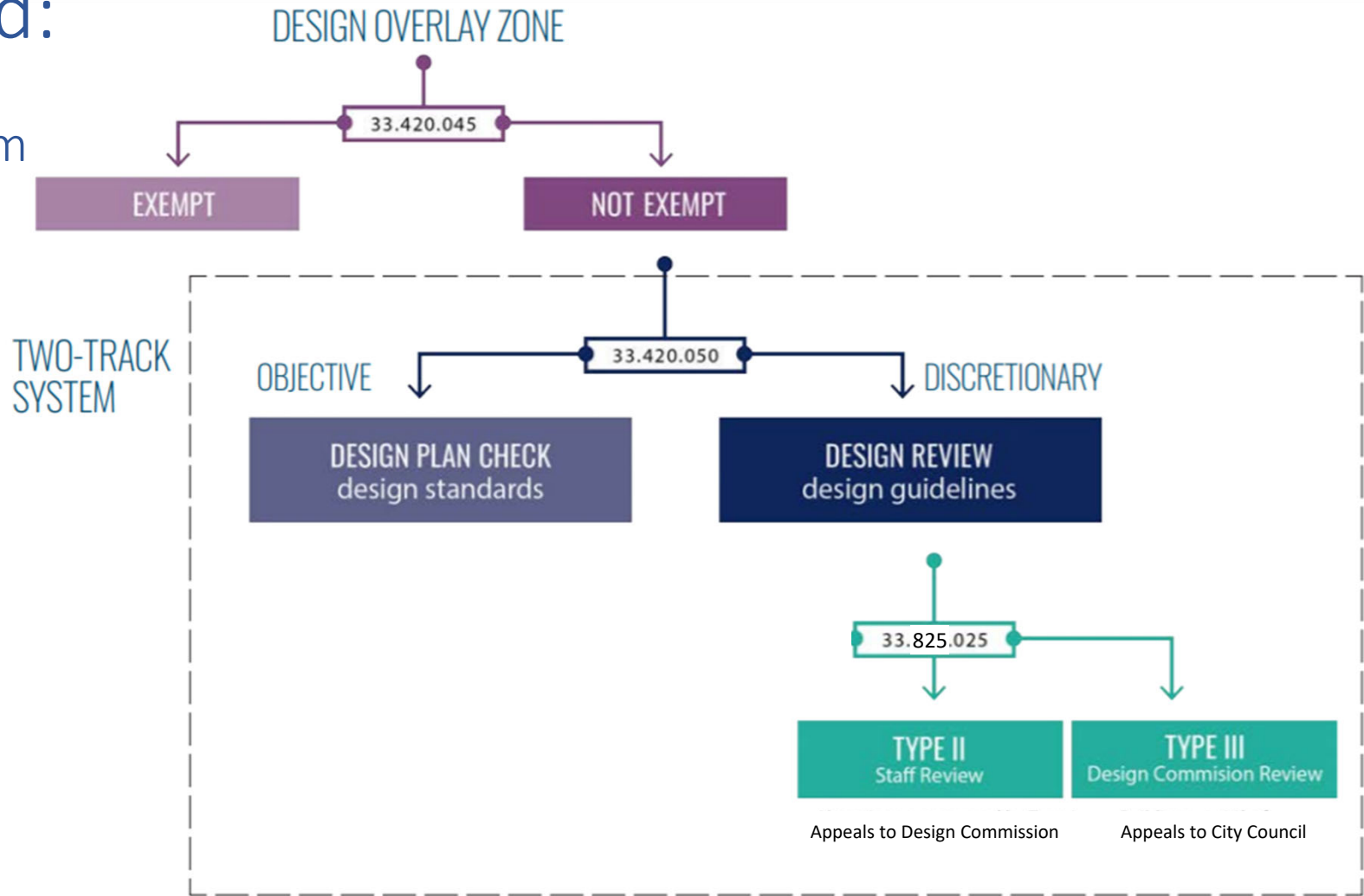


10/28/19



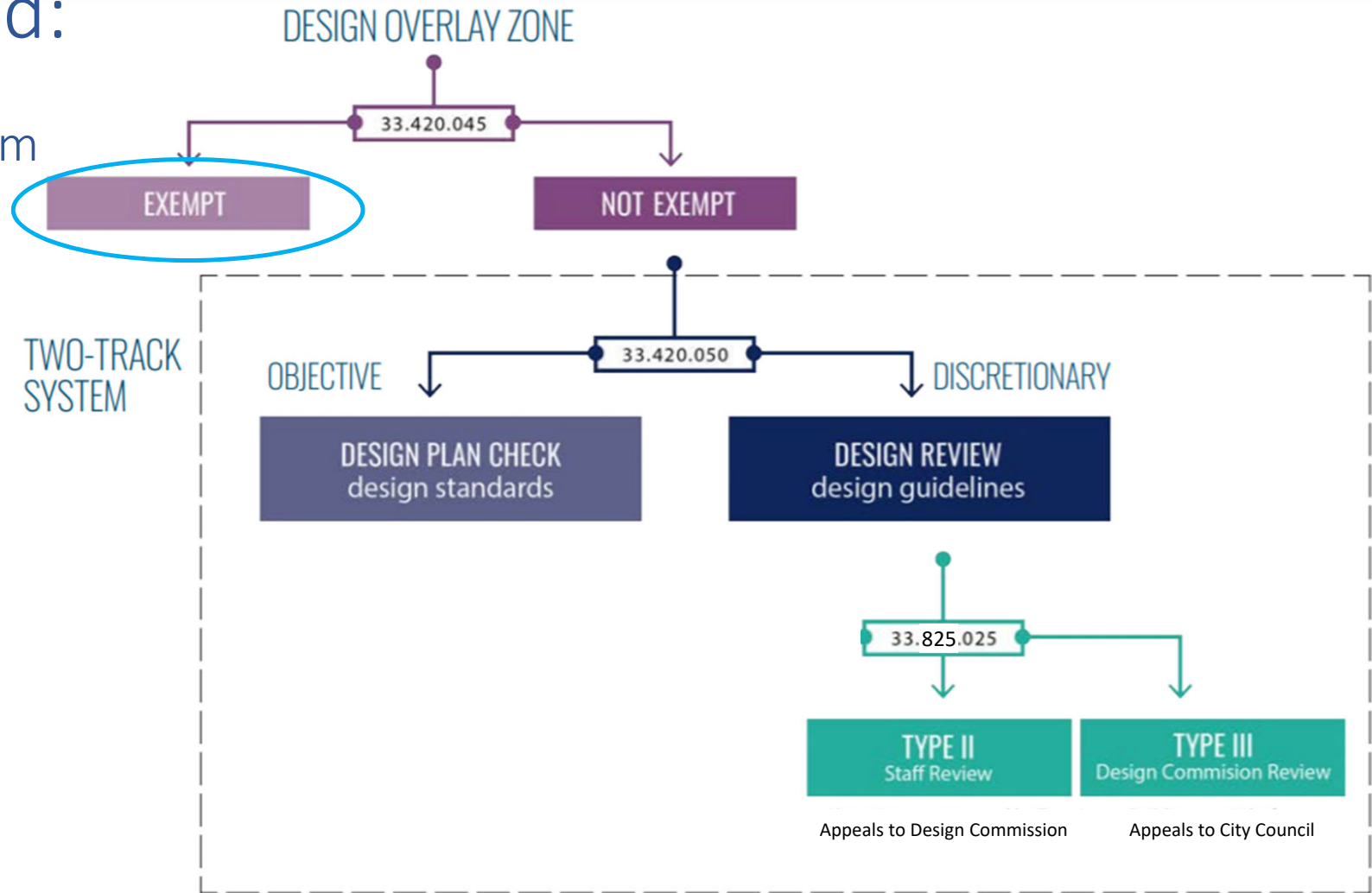
Background:

Thresholds and Two-Track System



Background:

Thresholds and Two-Track System



Exemptions (33.420)

Title 33, Planning and Zoning
5/24/18

Chapter 33.420
Design Overlay Zone

33.420.045 Exempt From Design Review

The following items are exempt from design review:

- A. If the site is a Historic or Conservation Landmark, or in a Historic or Conservation District, it is instead subject to the regulations for historic resource review as set out in Chapter 33.445, Historic Resource Overlay Zone;
- B. Repair, maintenance, and replacement with comparable materials or the same color

D. Alterations to residential structures in RF through R1 zones, where the alterations are valued at \$10,000 or less;

E. Skylights;

F. Development associated with Rail Lines And Utility Corridors uses;

G. Exterior activities and development for Agriculture uses;

H. Modifications to a structure to meet the Americans With Disabilities Act's requirements in C, E, I, and CI zones;

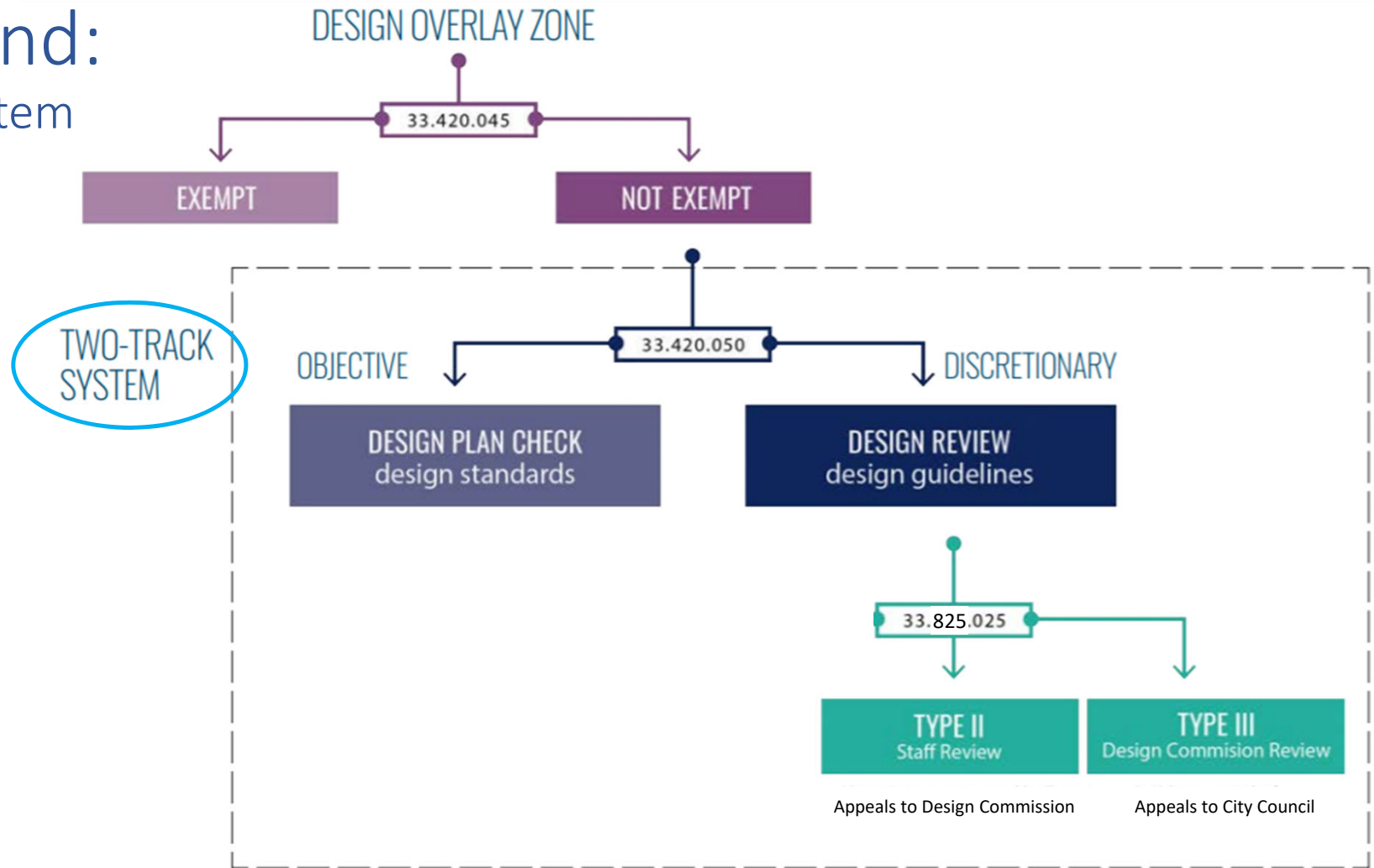
ment that will not be visible from
gh R1 zones, where the alterations are
ility Corridors uses;
ure uses;
ans With Disabilities Act's requirements in
Areas uses that do not require a conditional
required;
ns, that is not located within the boundaries
ment standards of this Title;

transmission facilities, that is added to the roof of an existing building if the following are met:

1. The area where the equipment will be installed must have a pitch of 1/12 or less;
2. No more than 8 mechanical units are allowed, including both proposed and existing units;
3. The proposed mechanical equipment must be set back at least 4 feet from the edge of the roof for every 1 foot of height of the equipment above the roof surface or top of parapet; and
4. The proposed equipment must have a matte finish or be painted to match the roof.

N. Rooftop vents installed on roofs if the vent and associated elements such as pipes, conduits and covers meet the following:

Background: Two-Track System



State-mandated two-track system (ORS 197.307 excerpt)

197.307 Effect of need for certain housing in urban growth areas; approval standards for residential development; placement standards for approval of manufactured dwellings. (1) The availability of affordable, decent, safe and sanitary housing opportunities for persons of lower, middle and fixed income, including housing for farmworkers, is a matter of statewide concern.

(4) Except as provided in subsection (6) of this section, a local government may adopt and apply only clear and objective standards, conditions and procedures regulating the development of housing, including needed housing...

(5) The provisions of subsection (4) of this section do not apply to:

(a) An application or permit for residential development in an area identified in a formally adopted central city plan, or a regional center as defined by Metro, in a city with a population of 500,000 or more.

(b) An application or permit for residential development in historic areas designated for protection under a land use planning goal protecting historic areas.

(6) In addition to an approval process for needed housing based on clear and objective standards, conditions and procedures as provided in subsection (4) of this section, a local government may adopt and apply an alternative approval process for applications and permits for residential development based on approval criteria regulating, in whole or in part, appearance or aesthetics that are not clear and objective if:

(a) The applicant retains the option of proceeding under the approval process that meets the requirements of subsection (4) of this section;

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:

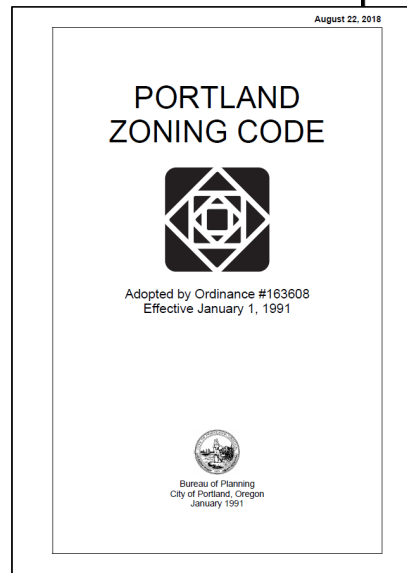
- (1) A bench or other seating;
- (2) A tree;
- (3) A landscape planter;
- (4) A drinking fountain; or
- (5) A kiosk.

Design **Guidelines**

A8: Contribute to a Vibrant Experience

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

Community Design Standards



Title 33, Planning and Zoning
8/22/18

Chapter 33.218
Community Design Standards

33.218 Community Design Standards

218

Sections:

General

- 33.218.010 Purpose
- 33.218.015 Procedure

Standards

- 33.218.100 Standards for Primary and Attached Accessory Structures in Single-Dwelling Zones
- 33.218.110 Standards for Primary and Attached Accessory Structures in R3, R2, R1, and RMP Zones
- 33.218.120 Standards for Detached Accessory Structures in Single-Dwelling, R3, R2, R1, and RMP Zones
- 33.218.130 Standards for Exterior Alteration of Residential Structures in Single-Dwelling, R3, R2, R1, and RMP Zones
- 33.218.140 Standards for All Structures in RH, RX, C, CI, and E Zones
- 33.218.150 Standards for All Structures in I Zones

General

33.218.010 Purpose

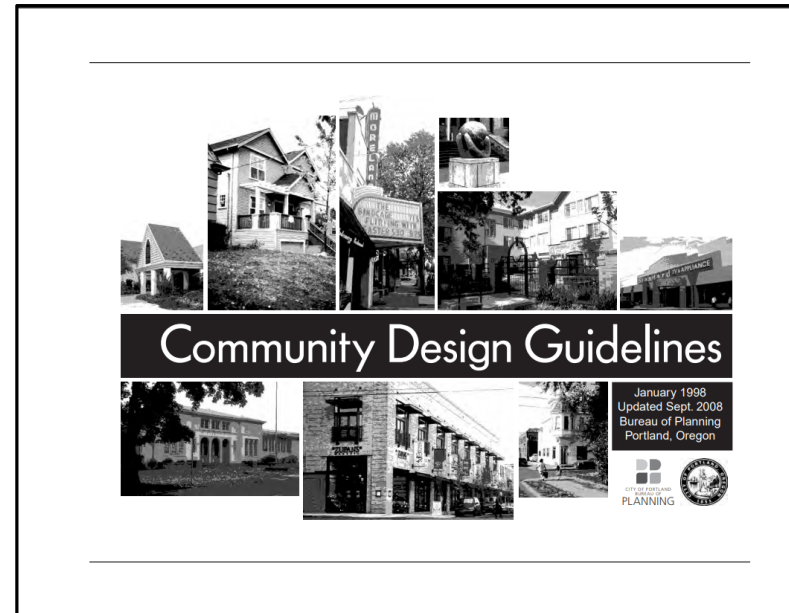
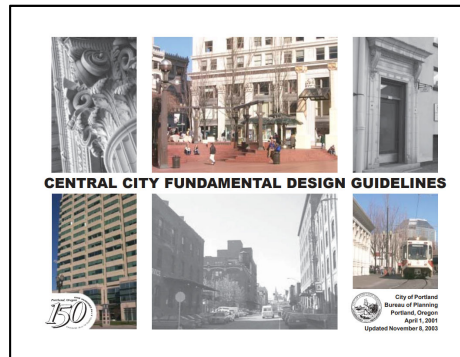
Design review and historic resource review ensure that development conserves and enhances the recognized special design values of a site or area, and promote the conservation, enhancement, and continued vitality of special areas of the City.

The Community Design Standards provide an alternative process to design review and historic resource review for some proposals. Where a proposal is eligible to use this chapter, the applicant may choose to go through the discretionary design review process set out in Chapter 33.825, Design Review, and Chapter 33.846, Historic Resource Reviews, or to meet the objective standards of this chapter. If the applicant chooses to meet the objective standards of this chapter, no discretionary review process is required.

The purpose of these standards is to:

- A. Ensure that new development enhances the character and livability of Portland's neighborhoods;
- B. Ensure that increased density in established neighborhoods makes a positive contribution to the area's character;
- C. Ensure the historic integrity of conservation landmarks and the compatibility of new development in conservation districts;
- D. Enhance the character and environment for pedestrians in areas designated as design

Community Design Guidelines



Landscape Features



Background

Landscape features include plants, as well as paving materials, planters, walls and other outdoor elements. Successful project design incorporates these features to reinforce site and building design and add human scale to the outdoor environment.


Plants have many positive uses in the outdoor environment. They can alter adverse microclimates, making the environment more pleasant. Deciduous trees screen the hot sun in summer and in winter allow warm rays to pass

between bare branches. Plants may be used to control erosion, provide shade and privacy, and block wind. Landscaping can screen undesirable views as well as frame views or objects of interest. In median strips or along streets, landscaping softens the effects of traffic on the surrounding area and pedestrian ways. Plant materials can soften or muffle sound and help clean the air by absorbing noxious gases, and acting as receptors of dust and dirt particles.

Guideline D3:
Enhance site and building design through appropriate placement, scale, and variety of landscape features.

Community Design Guidelines 111

The Sidewalk Level of Buildings




Background

The design of buildings and their relationship to pedestrian space is key to achieving a successful pedestrian network. The sidewalk level of a building is the one most directly experienced by pedestrians. Consequently, the building should be designed to enhance this experience by incorporating windows, interesting details, and other architectural elements. Building walls, volumes, and trees can be used to create a sense of enclosure. Awning over entrances and windows define the space and make it more intimate and inviting.

Guideline E3:
Create a sense of enclosure and visual interest to buildings along sidewalks and pedestrian areas by incorporating small scale building design features, creating effective gathering places, and differentiating street level facades.

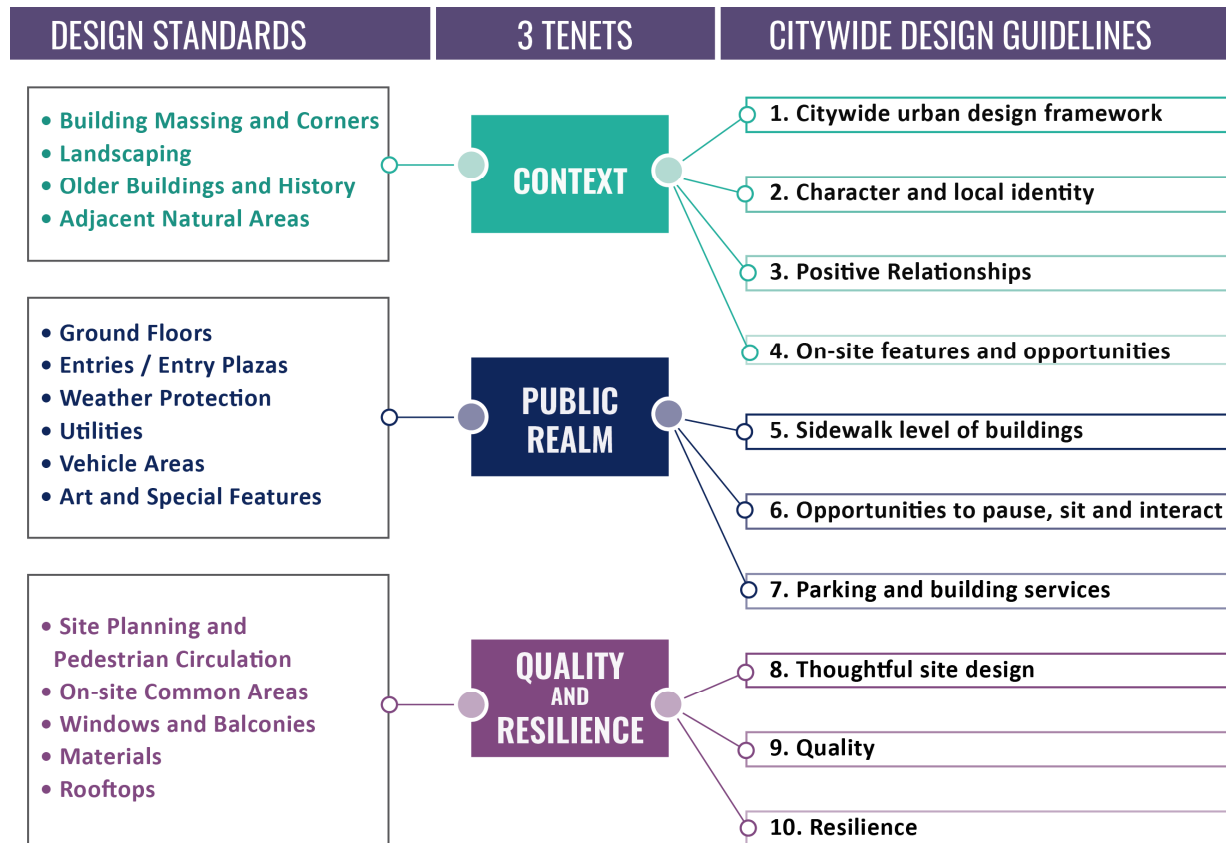
This guideline may be accomplished by:

A. Differentiating between the building facade at the sidewalk level and the floors above in nonresidential and mixed-use developments. This acknowledges the varying uses in a building and allows treatment of the ground floor that is more scaled to pedestrians.

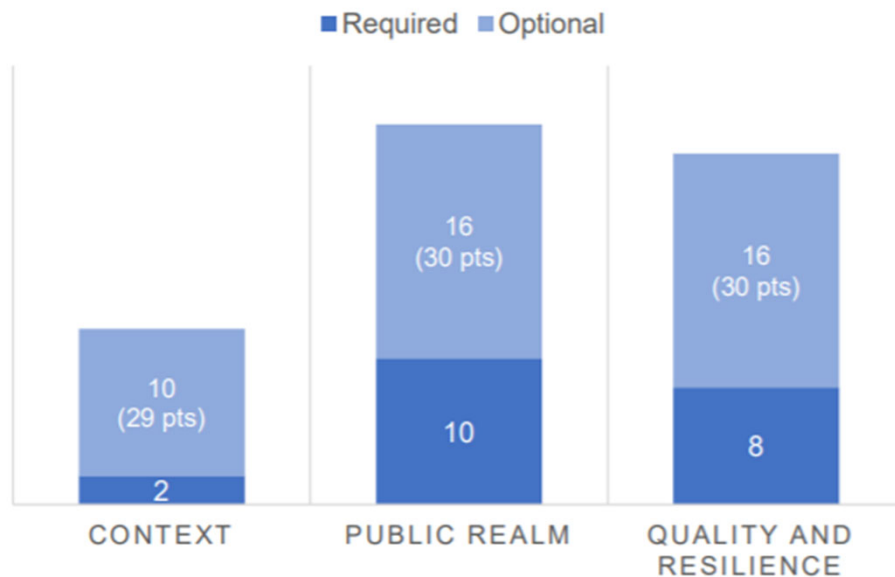


Community Design Guidelines 85

5. TOOLS for reviewing projects



5b. Design Standards



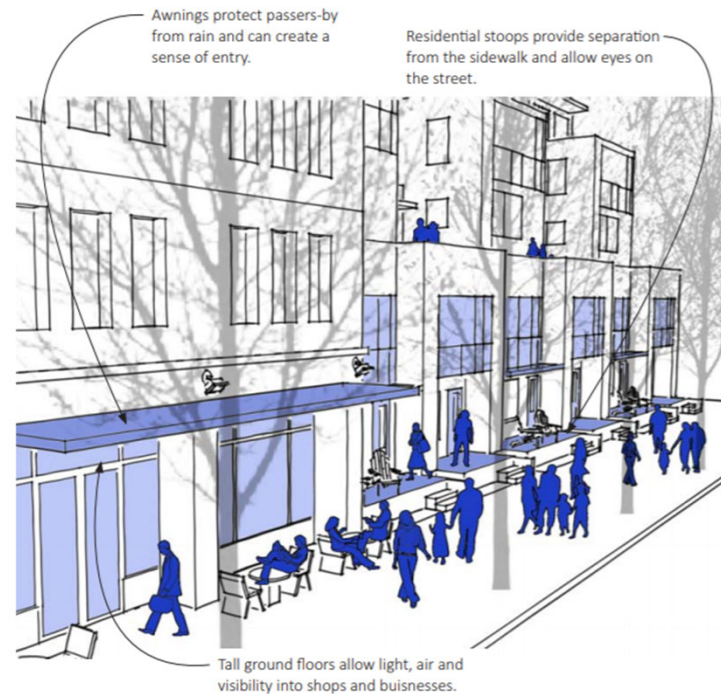
Optional points:

- 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.



Awnings protect passers-by from rain and can create a sense of entry.

Residential stoops provide separation from the sidewalk and allow eyes on the street.

Tall ground floors allow light, air and visibility into shops and businesses.

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)

10/28/19

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

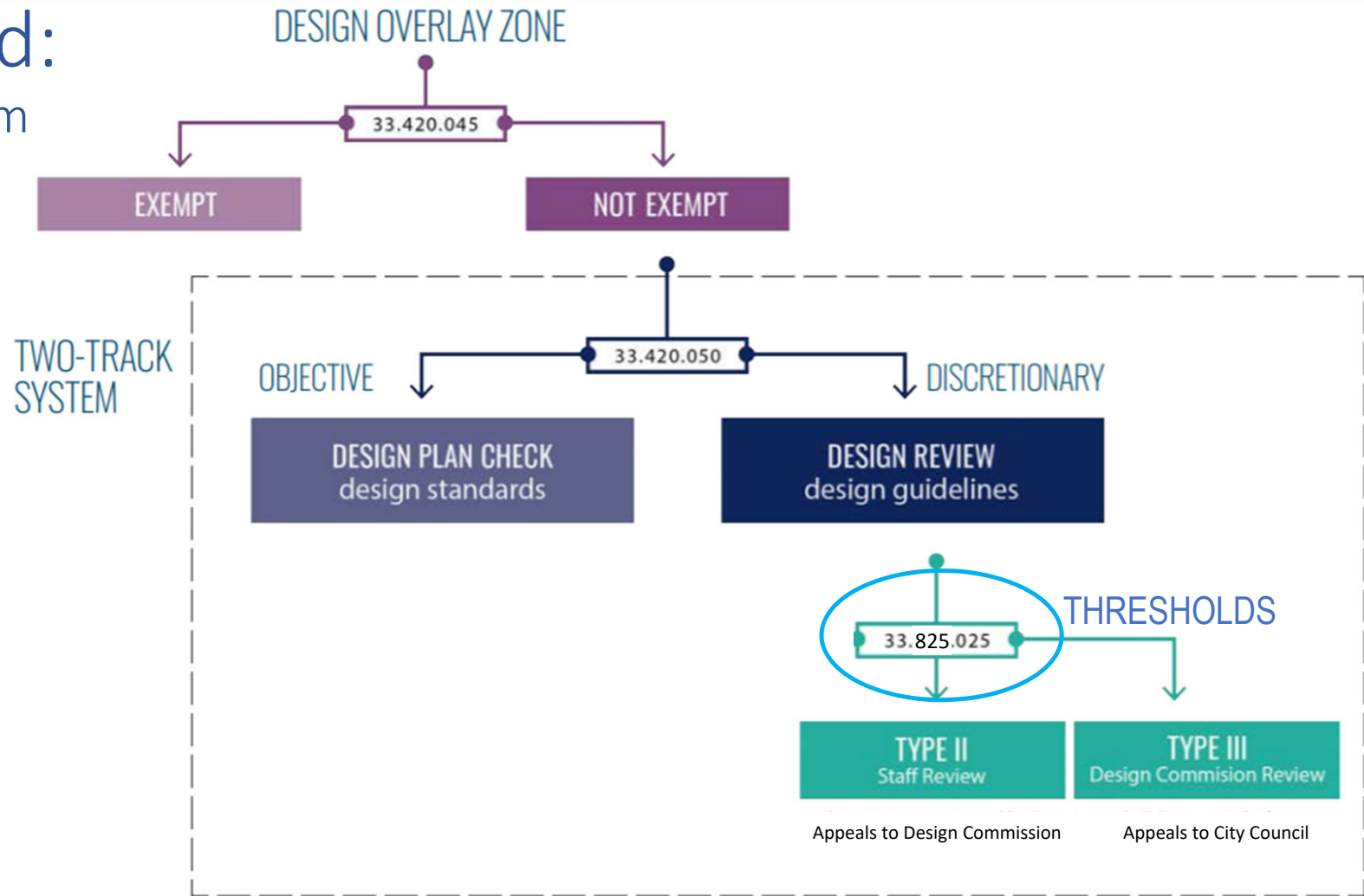
MULTIPLE ENTRIES AND WINDOWS
Offering more than one entrance along the ground floors of buildings and providing "eyes on the street"

WEATHER PROTECTION
Providing protection from wind, rain, and sun

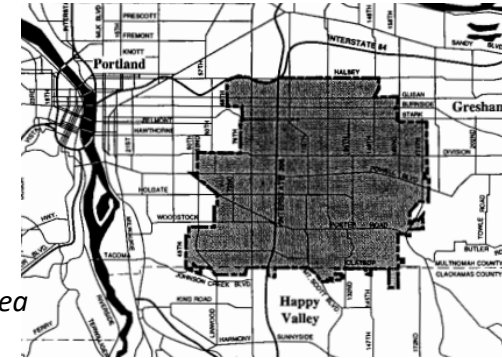
LIGHTING
Enhancing safety and visibility for pedestrians and highlighting special building features

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

Background: Two-Track System



Thresholds (33.825)

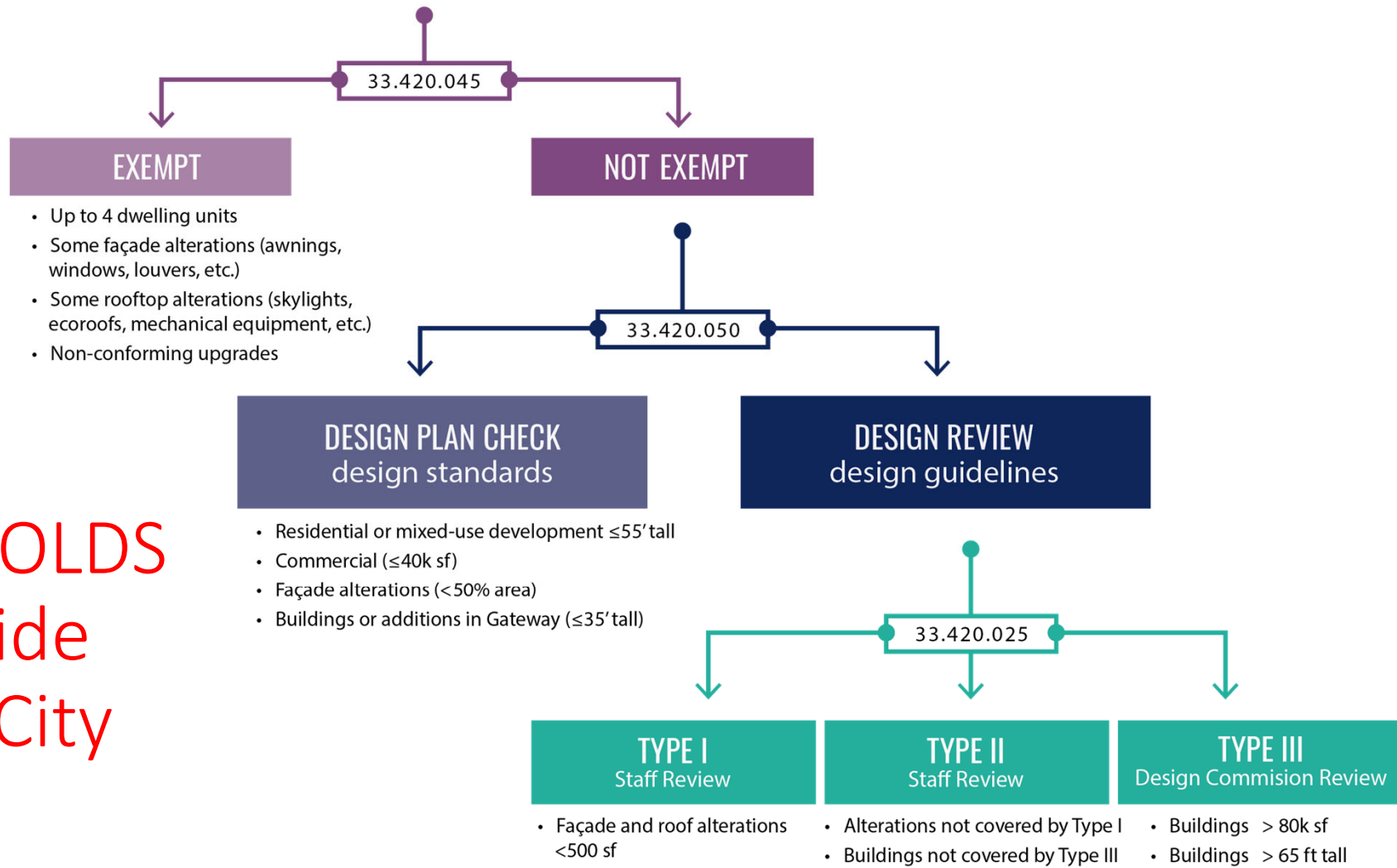


Outer Southeast
Community Plan area

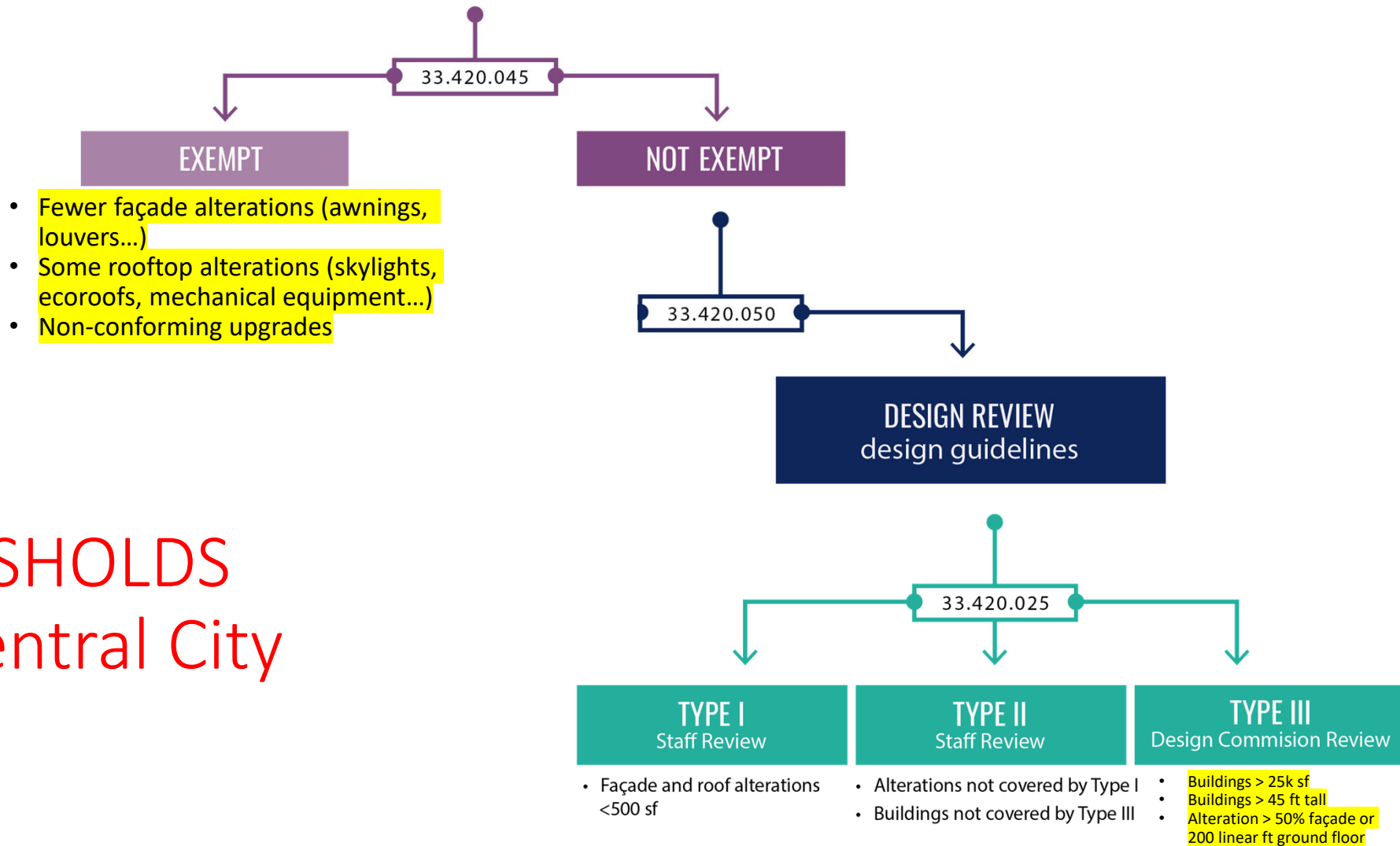
Design Districts	Proposal	Threshold	Procedure
Downtown Design District	New floor area	> 1,000 s.f.	Type III
		≤ 1,000 s.f.	Type II
	Exterior alteration	Value > \$459,450	Type III
Value ≤ \$459,450		Type II	
River District Design District	New floor area or Exterior alteration in CX or OS zone	>1,000 s.f. and value > \$459,450	Type III
		≤ 1,000 s.f. or value ≤ \$459,450	Type II
Gateway Design District	Development proposals	Value > \$2,297,050 included in a Gateway Master Plan Review	Type III
		Value ≤ \$2,297,050 and not part of Gateway Master Plan Review	Type II
Marquam Hill Design District	Development proposals	In design overlay zones	Type II
Sellwood-Moreland Design District			
Terwilliger Parkway Design District	Proposals that are visible from Terwilliger Boulevard	Non single-dwelling development	Type III
		Single-dwelling development	Type II
Central Eastside	Development proposals	Value > \$2,297,050	Type III
Goose Hollow			
Lloyd District			
Macadam			
River District			
South Waterfront			
Community Plans			
Albina Community Plan area, including Lower Albina			
Outer Southeast Community Plan area, excluding Gateway Design District	Development proposals	In design overlay zones	Type II
Southwest Community Plan Area, excluding Macadam & Terwilliger Design Districts			

Plan Districts	Proposal	Threshold	Procedure
Central City Plan District, excluding Lower Albina	Development proposals	In design overlay zones and value > \$2,297,050	Type III
Northwest Plan District		In design overlay zones and value ≤ \$2,297,050	Type II
South Auditorium Plan District			
Albina Plan District	Development proposals	In design overlay zones	Type II
Hollywood Plan District			
North Interstate Plan District			
St. Johns Plan District			
Overlay Zones			
"a" Alternative Density overlay	Additional density in R3, R2, R1 zone	Using bonus density provisions in 33.405.050	Type III
	Using other provisions in 33.405	Not subject to 33.405.050	Type II
"d" Design overlay	Development proposals	Not identified elsewhere in this table and value > \$2,297,050	Type III
		Not identified elsewhere in this table and value ≤ \$2,297,050	Type II

3a. THRESHOLDS for outside Central City



3b. THRESHOLDS for Central City



Types of meeting

Comments
informal basis



Formal Comments with
standing for appeal

	Pre-application conference	Neighborhood Contact	Design Advice Request	Type II Design Review (Staff)	Type III Design Review (Commission)
Description	A Pre-application Conference provides the applicant with information on submittal requirements, procedures, and regulations that apply to a project. Required for Type III.	Provides forum for applicant and the public to discuss a project, ask questions and share information about context	Design advice may be requested from the Design Commission prior to submittal of a Type II or III Design Review.	Allows the review body to gather information and provides an opportunity for the public to contribute additional input into the decision-making process. Applicant must demonstrate that their proposal satisfies all relevant approval criteria - the review body makes a decision based on the applicable approval criteria	
Notice	Email	Email Sign Mailed Notice	Email Sign	Email Mailed Notice	Email Sign Mailed Notice
Opportunity for Engagement	Information Comment at end	Provide comments to developer	Provide comments to Design Commission	Provide written testimony to staff	Provide oral or written testimony to Design Commission
Meeting Location (if applicable)	Downtown	Local neighborhood	Downtown	No meeting	Downtown

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

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



Q&A