



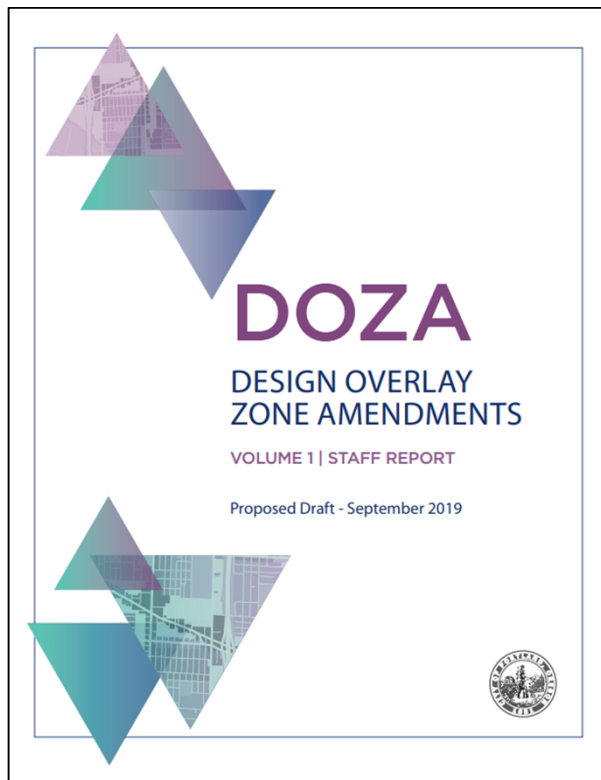
DOZA

Design Overlay Zone Amendments

Work Session 1
Planning and Sustainability Commission

November 12, 2019

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

DOZA Proposals



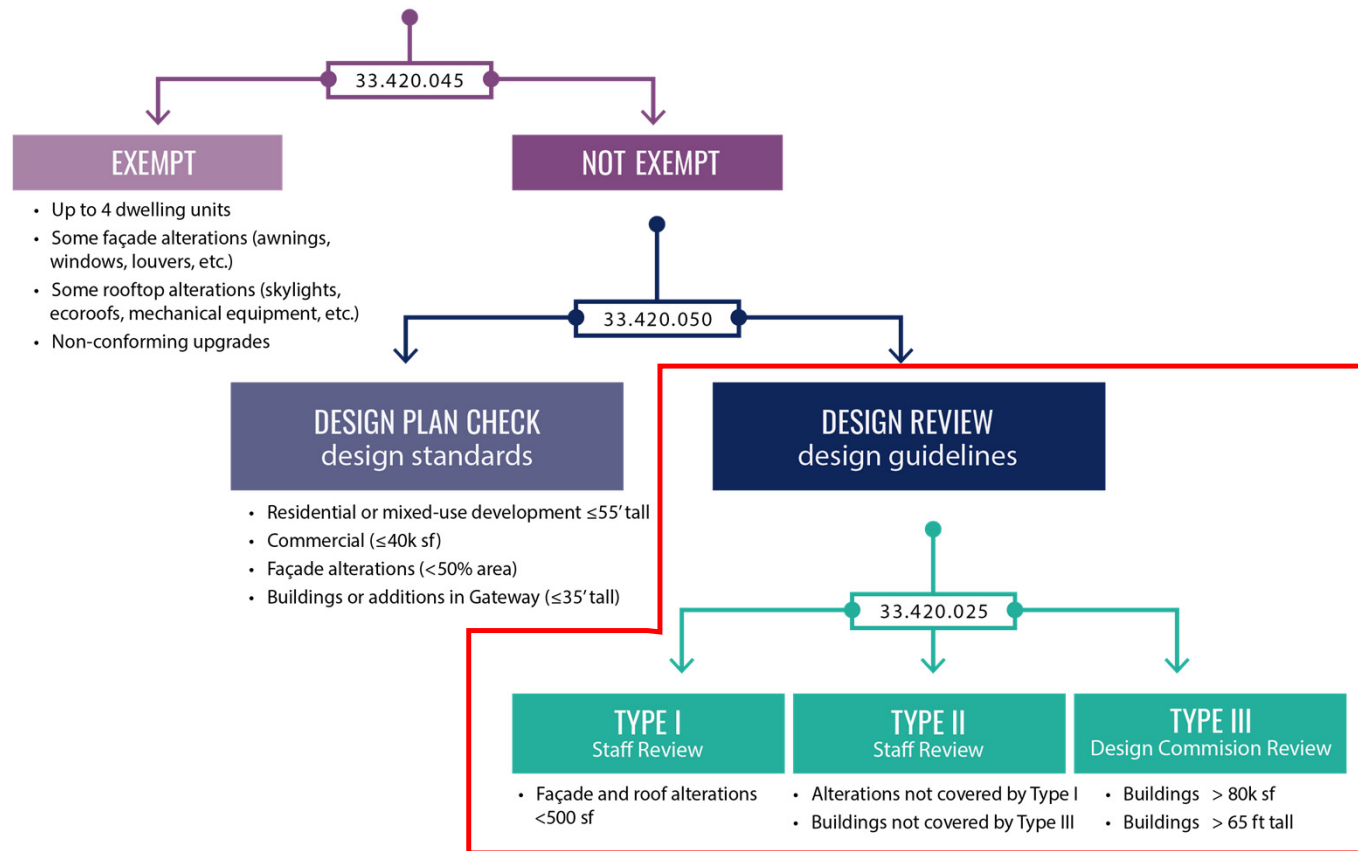
1. **PURPOSE** of the Design overlay zone
2. **MAP** of where the Design overlay zone applies
3. **THRESHOLDS** for reviewing projects
4. **PROCESS** for reviewing projects
5. **TOOLS** for evaluating projects
 - Portland Citywide Design Guidelines
 - Design Standards

1. Purpose of Design Overlay Zone

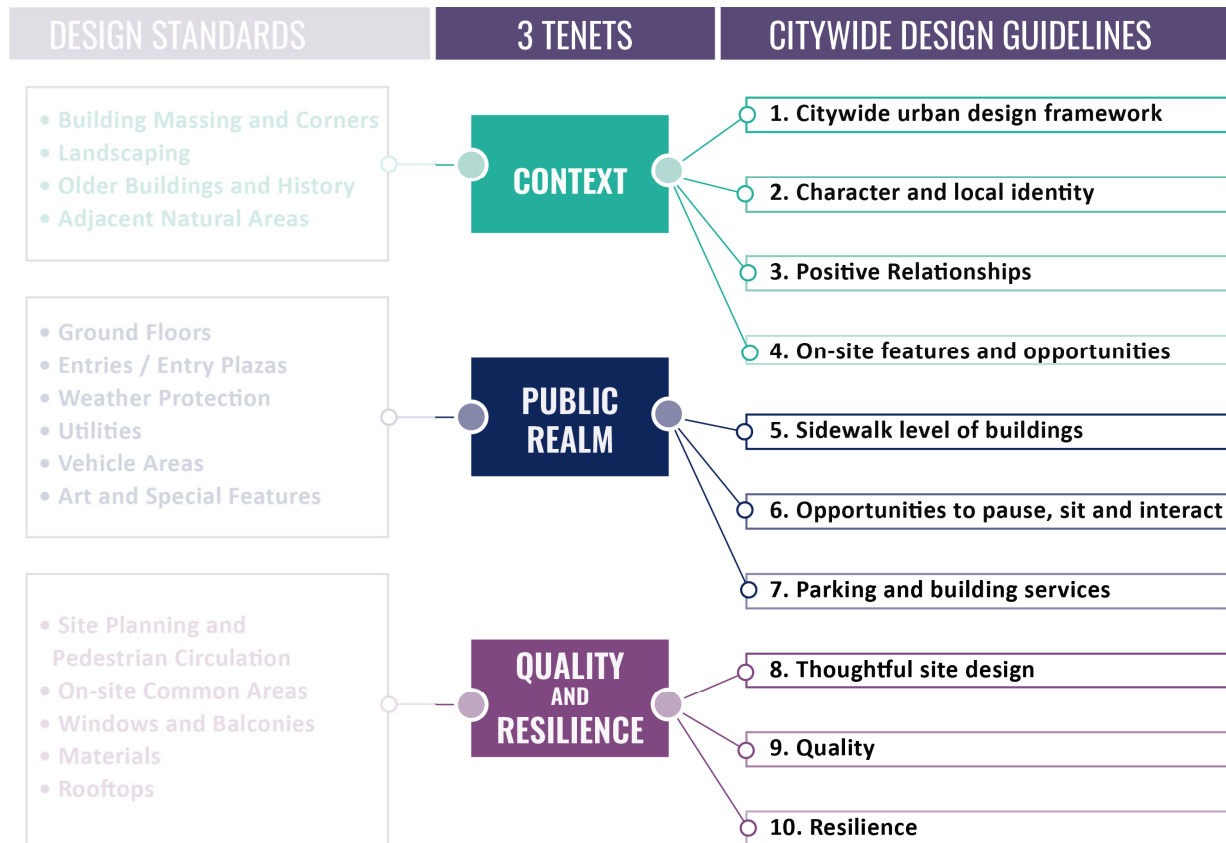


- Ensures that Portland is a city designed for people.
- Supports the city's evolution within current and emerging centers.
- Promotes design excellence through tools that:
 - Build on **context** by enhancing the distinctive physical, natural, historic and cultural qualities of the location while accommodating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

3a. THRESHOLDS for outside Central City



5. TOOLS for reviewing projects

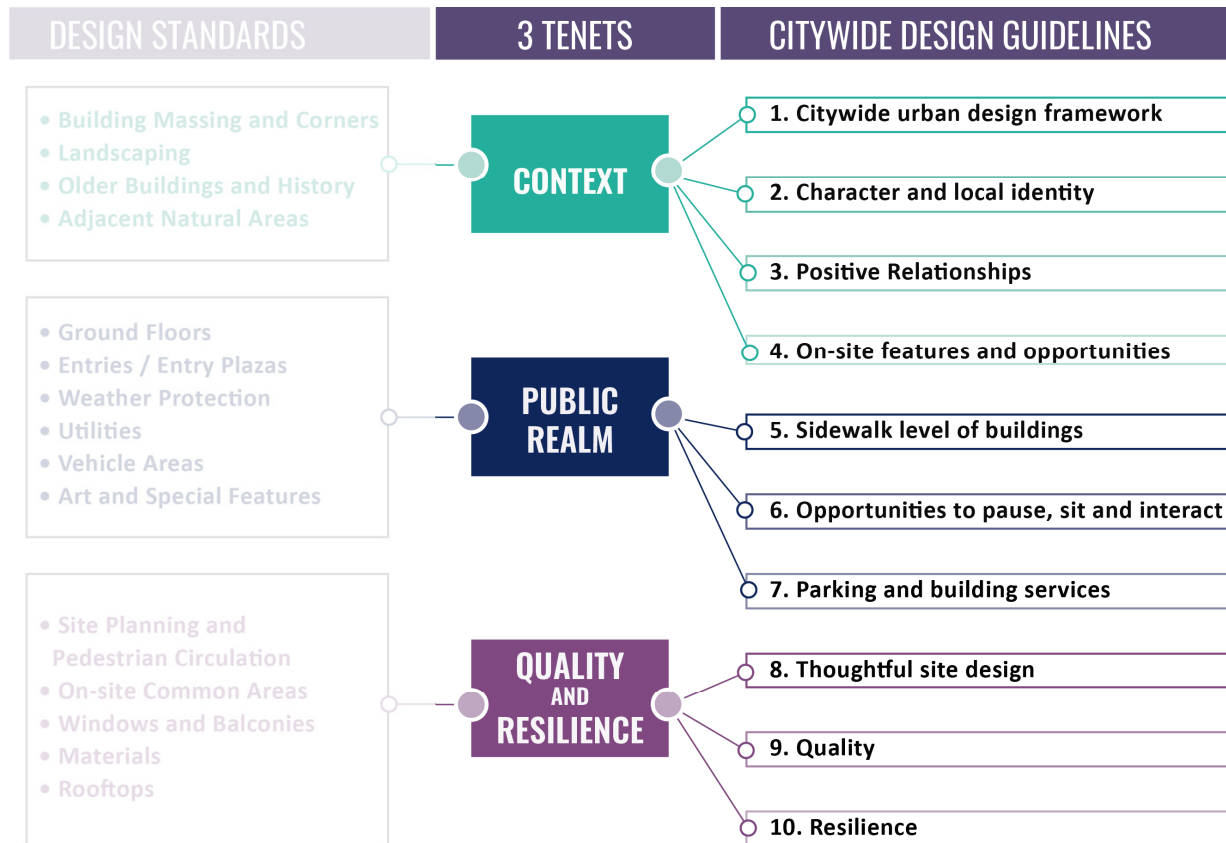


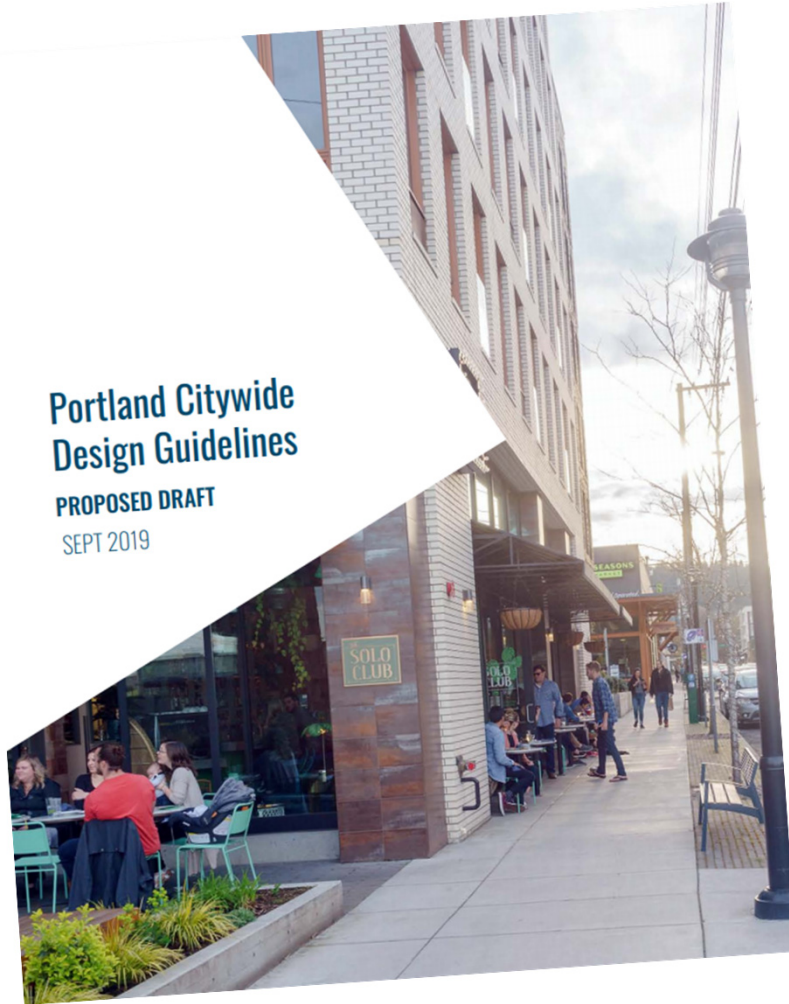
1. Purpose of Design Overlay Zone



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5. TOOLS for reviewing projects





**Portland Citywide
Design Guidelines**
PROPOSED DRAFT
SEPT 2019

PREAMBLE:
USING THE DESIGN GUIDELINES

Design guidelines are mandatory approval criteria that must be met as part of design review. They also intend to serve as parameters for discussion and deliberation.

During the design review process, **applicants** are responsible for explaining, in their application, how their proposed design meets each guideline.

The **public** is encouraged to weigh in on the proposed design, based on the guidelines.

Decision-makers must tie their comments and responses, and ultimately their decision, to the guidelines. Discussion and deliberation should be organized around and focused on whether the proposal meets the guideline or does not meet the guideline.

Proposals that meet all the applicable guidelines will be approved. Proposals that do not meet all of the applicable guidelines will be denied.

If the decision-maker approves the proposed design, they may add conditions to their approval, which require revisions to the design to ensure the proposal's compliance with the guidelines.

How to Use this Document

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

BACKGROUND

Cities designed for people depend on the success of a welcoming and comfortable streetscape environment. A strong public realm is framed by built forms that support and feel comfortable to all users, especially our most vulnerable populations – people with disabilities, youth, and historically marginalized people. Though people arrive in Portland's business centers, corridors, and transit stations by many different modes, they are on foot or using a mobility device at either end of their destination.

The sidewalk level of buildings, because they are most directly accessible to the public, should be designed to enrich public life at the human scale. Active ground floors that are attractive, inviting, and interesting ensure that Portland's beloved street life thrives, because they become people to experience and engage with.

Ground floors should be tall and full of light and air, welcoming passersby as an extension of the public realm. Facilitating movement and interaction between people. Successful commercial ground floors should be visually accessible and appealing from the street, providing large storefront windows, interesting signage, multiple entries, outdoor seating, and retail displays.

High visibility and foot traffic volume at building entries and street intersections make these locations prominent and worthy of the highest level of design attention and care. Ground floors should provide weather protection through generous canopies and lighting at these locations, and these features should be integrated into the design of the building.

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Multiple entrances, windows, and transitions from private to public spaces should also be incorporated along the street and greenway corridors and trails, where applicable, to create a safe and successful trail experience for all users.

DESIGN APPROACHES

GROUND FLOOR HEIGHTS
Designing buildings with level ground floors that are comfortable for all users.

ACCESSIBLE ENTRANCES AND WINDOWS
Offering users the most accessible entry to the ground floor through large and unobstructed "front porches."

WEATHER PROTECTION
Providing protection from wind, rain, and sun.

LIGHTING
Enhancing safety and visibility, encouraging foot traffic, and creating a vibrant atmosphere.

WALKWAY SIGNAGE
Creating rich transitions while ensuring private spaces from public spaces.

05

PROPOSED DRAFT PORTLAND OFFICE DESIGN GUIDELINES SEPTEMBER 2019

The **Design Guideline** serves as the approval criteria.

A **Diagram** supports the Background statement and illustrates potential design approaches.

The **Design Approaches** provide examples of ways to meet the guideline. These approaches function as an extension of the Background and are not intended to be used as a checklist of recommended solutions. Other approaches not listed may also be used. On balance, the design approach(es) employed in the proposal should meet the design guideline.

The **Background** statement outlines why the guideline is important and what specific issues the guideline addresses.

How to Use this Document

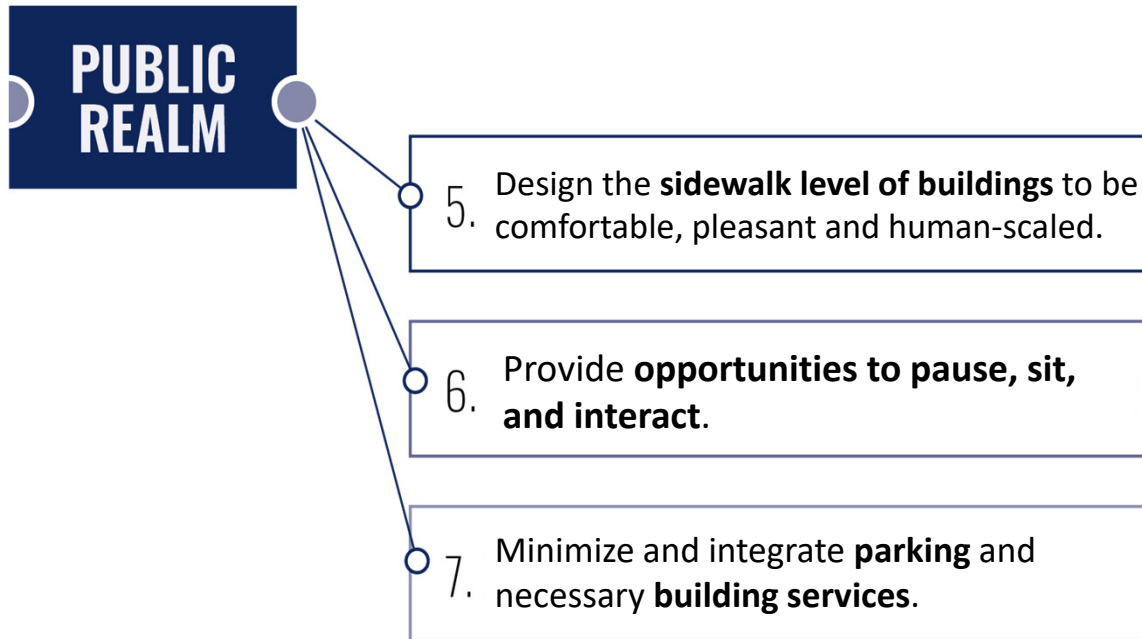


Pages with the heading **“This Guideline May be Accomplished by...”** include photographic examples and written descriptions of projects that successfully meet the guideline. The photographs are identified by the names of their center location or neighborhood and nearest intersection.

Prompting Questions for Guidelines

- Do the guidelines support the three tenets laid out in the Purpose statement?
- Is there something missing within the guidelines that would better support the three tenets?

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

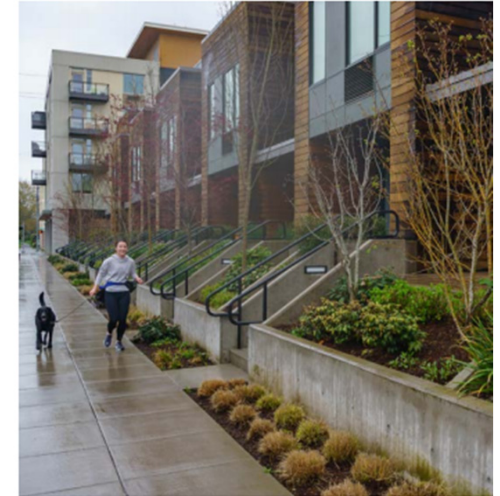
Providing protection from wind, rain, and sun

LIGHTING

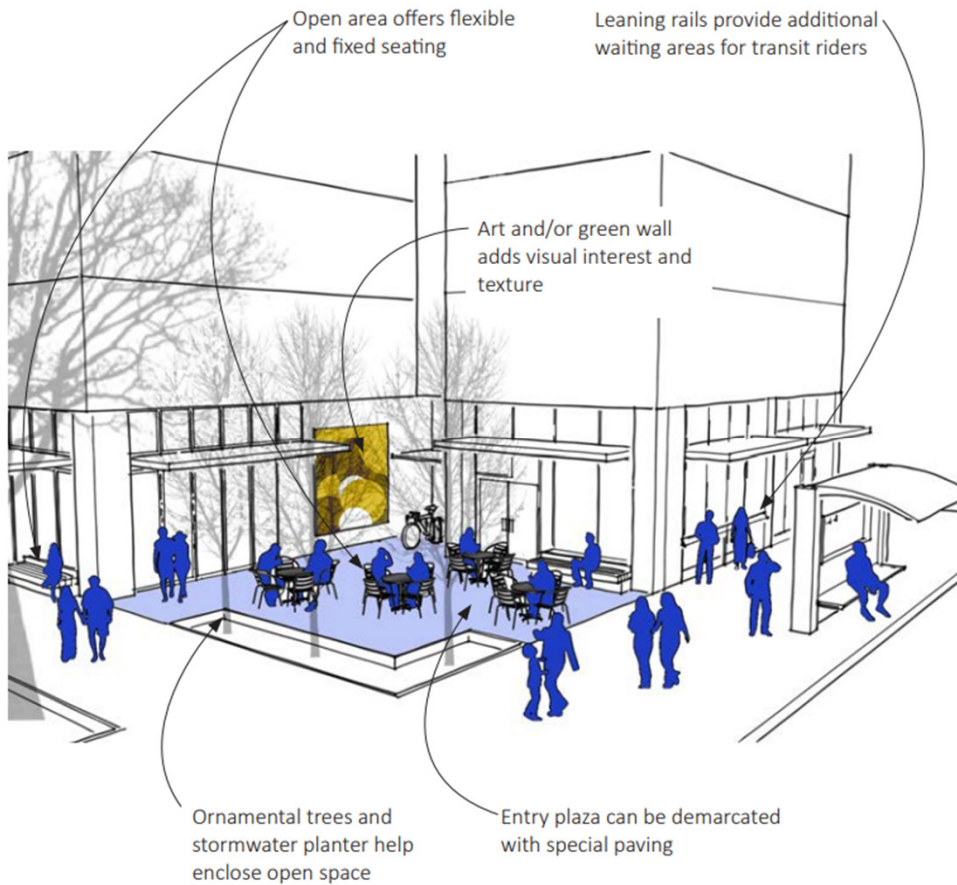
Enhancing safety and visibility for pedestrians and highlighting special building features

RESIDENTIAL SETBACKS

Creating soft transitions while separating private spaces from public spaces



06 PROVIDE OPPORTUNITIES TO PAUSE, SIT AND INTERACT.



DESIGN APPROACHES

SEATING

Providing a variety of seating types for passersby and building users

INTEGRATE BICYCLES

Designing open spaces that accommodate parking for bicycles

ART/WATER

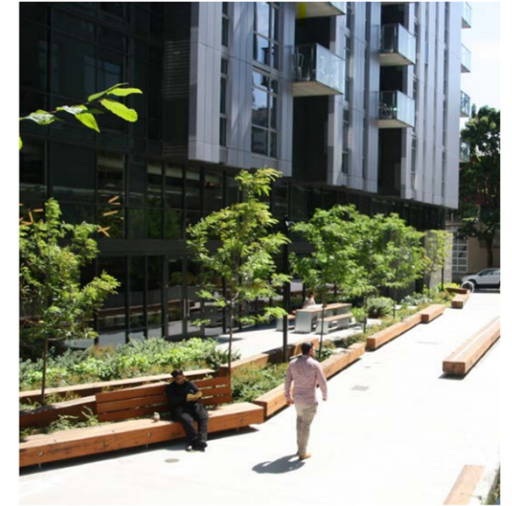
Designing spaces that can integrate opportunities for art, stormwater or water features

ENCLOSURE

Offering a comfortable buffer and distinction from the public realm

TREES AND LANDSCAPING

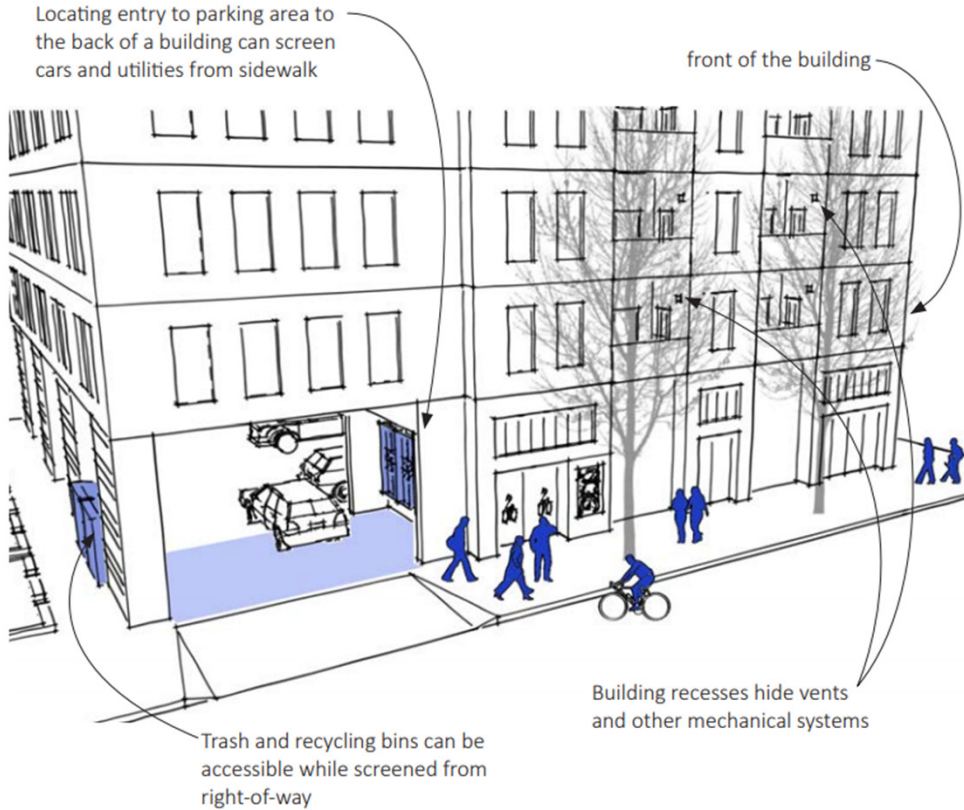
Promoting health and wellness by helping to mitigate the effects of urban heat island



07

MINIMIZE AND INTEGRATE **PARKING** AND **BUILDING SERVICES**.

Locating entry to parking area to the back of a building can screen cars and utilities from sidewalk



DESIGN APPROACHES

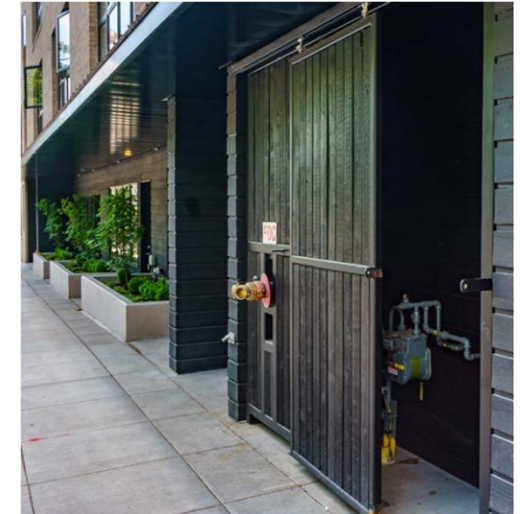
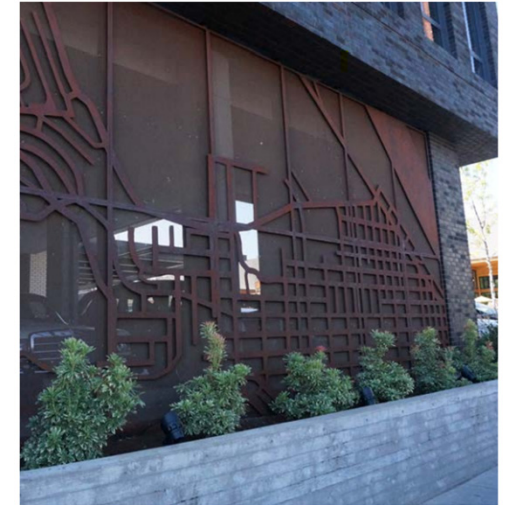
VEHICLE AREAS AND PARKING
Screening and buffering vehicle areas from pedestrians and integrating parking into the building design

UTILITIES, TRASH AND RECYCLING
Minimizing and integrating utilities and siting and screening trash and recycling enclosures away from public realm

VAULTS
Integrating and concealing vaults within open areas

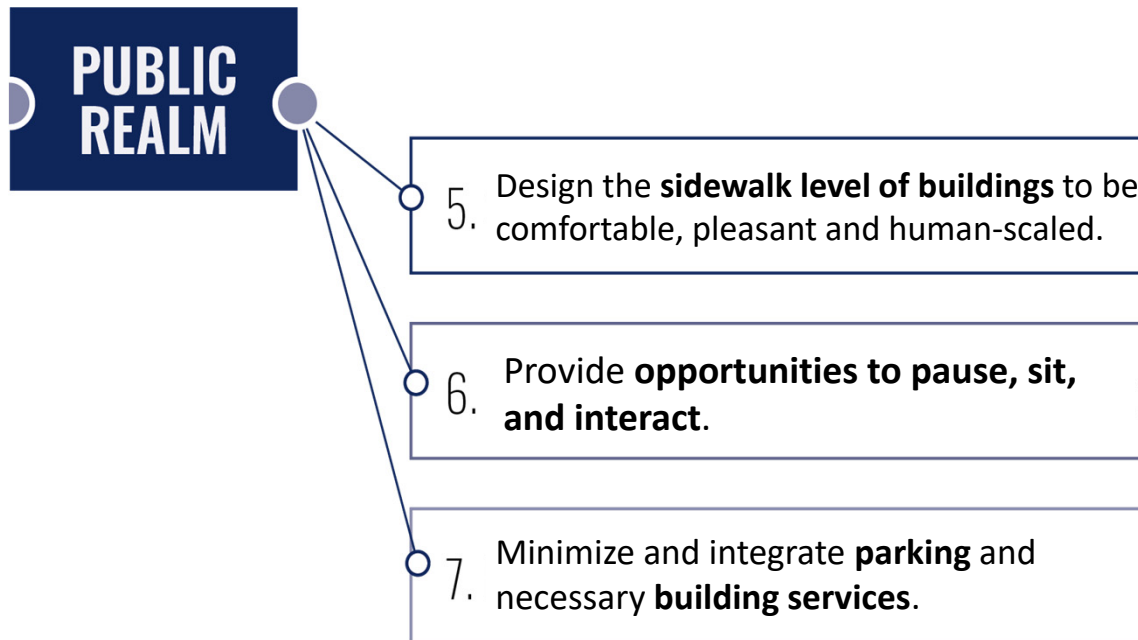
STORMWATER PLANTERS
Integrating stormwater with multiple uses, such as, buffering, placemaking, and seating opportunities

LONG-TERM BICYCLE PARKING
Designing bicycle parking to encourage use by adding bike lobbies and bike repair amenities



Portland Citywide Design Guidelines

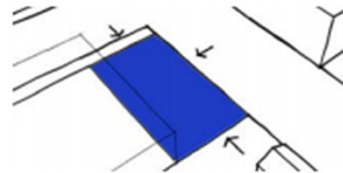
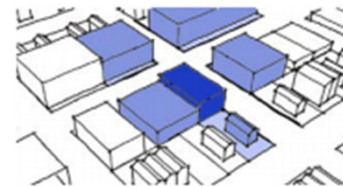
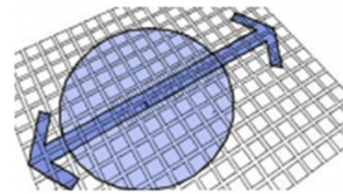
Contribute to a **public realm** that encourages social interaction and fosters inclusivity in people's daily experiences



Portland Citywide Design Guidelines

CONTEXT

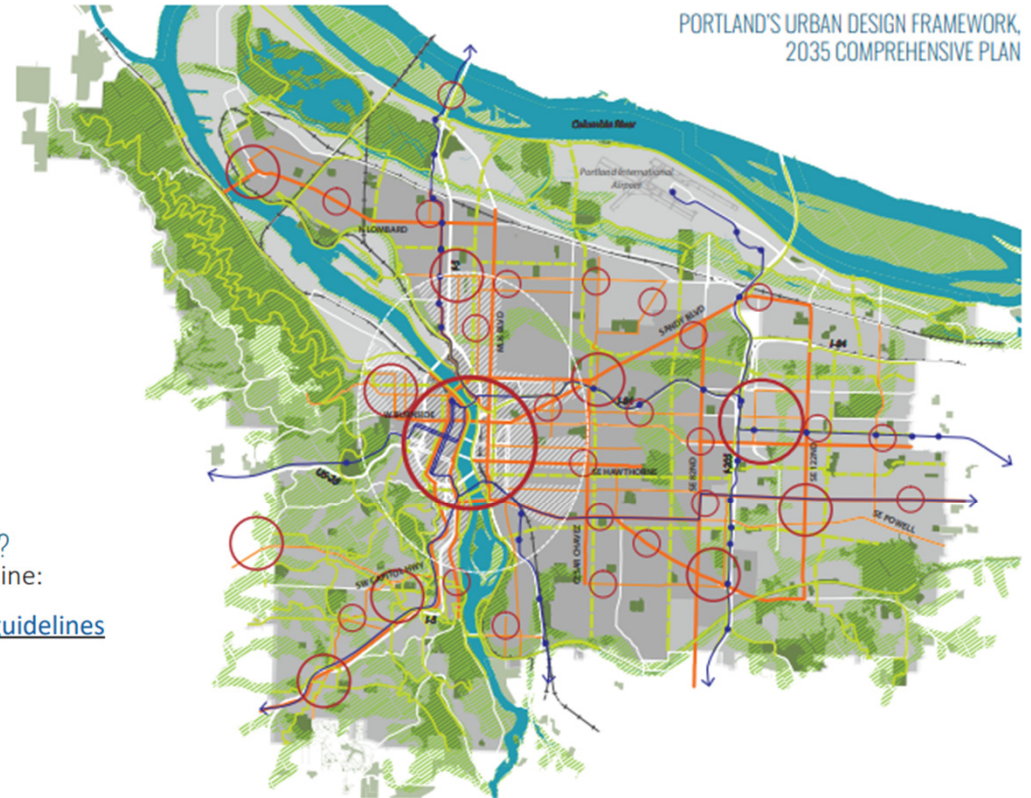
1. Respond to the **citywide urban design framework**, building on pattern area characteristics and advancing the aspirations of center, corridor, and transit station.
2. Build on the **character and local identity** of the place.
3. Create positive relationships with **adjacent surroundings**.
4. Integrate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



01

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

PORTLAND'S URBAN DESIGN FRAMEWORK,
2035 COMPREHENSIVE PLAN



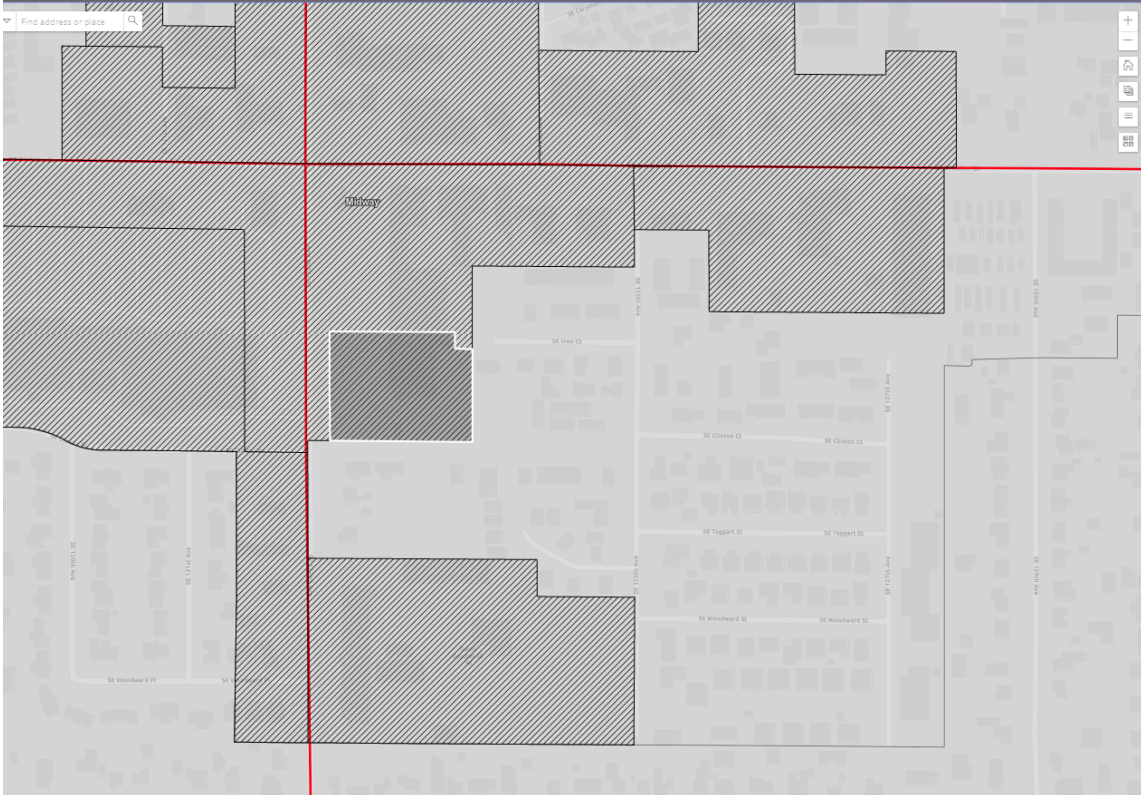
WHERE IS THE URBAN DESIGN FRAMEWORK?
Find site-specific UDF components online:

www.portlandmaps.com/bps/designguidelines



01

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




Citywide Design Guidelines

The official zoning quarter section map for this property is [3343](#)
Detailed base and overlay zone summaries are available via [R334446](#)

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 Neighborhood 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 connections 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.



11/12/19

02 BUILD ON **CHARACTER AND LOCAL IDENTITY** OF THE PLACE.



DESIGN APPROACHES

COMMUNITY

Relating to the local community's identity, history, and cultural values and places

ARCHITECTURE

Taking cues from desired character of existing architecture

NATURE

Reflecting and enhancing local natural resources such as rivers, streams, buttes and vegetation

02 BUILD ON CHARACTER AND LOCAL IDENTITY OF THE PLACE.

How are character and local identity defined?

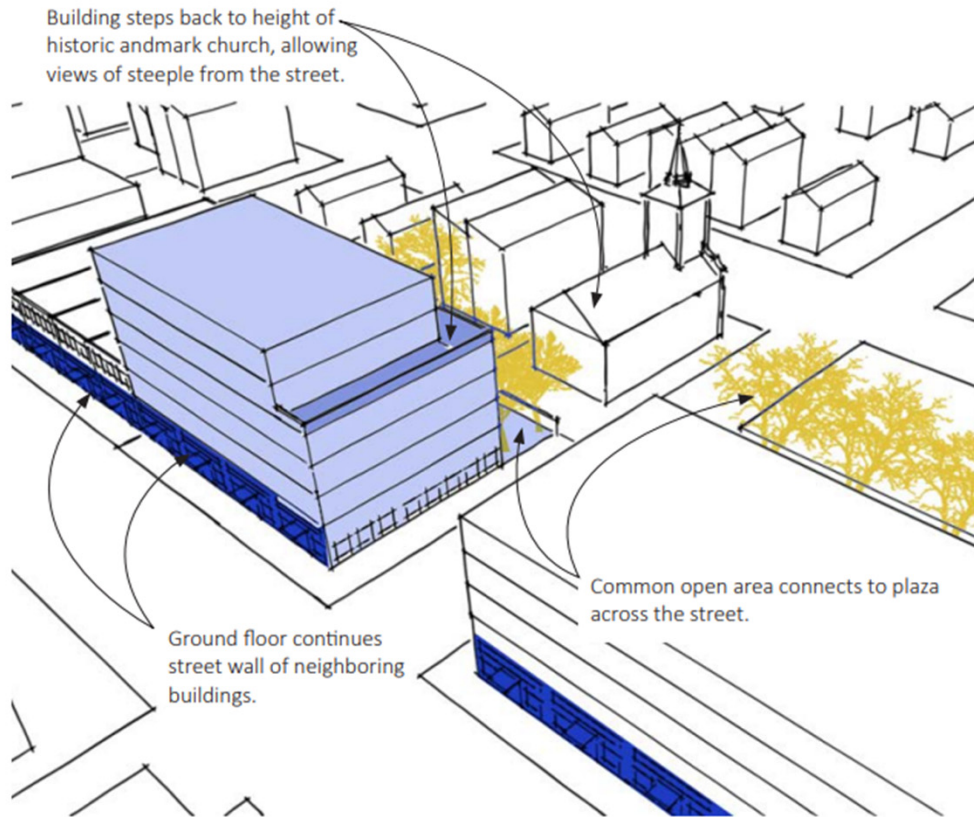
Applicants, decision-makers, and the public can rely on several sources to draw inspiration, information and guidance, such as:

- **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.



03

CREATE POSITIVE RELATIONSHIPS WITH ADJACENT SURROUNDINGS.



11/12/19

DESIGN APPROACHES

BUILDING MASSING

Developing effective placement and proportion of building massing toward adjacent lower-scale development and residential uses

STREET WALL

Maintaining a vibrant street wall with continuous storefronts

CONNECTIVITY

Creating visual and physical links to adjacent pedestrian pathways and neighboring open spaces

ADJACENT HISTORIC RESOURCES

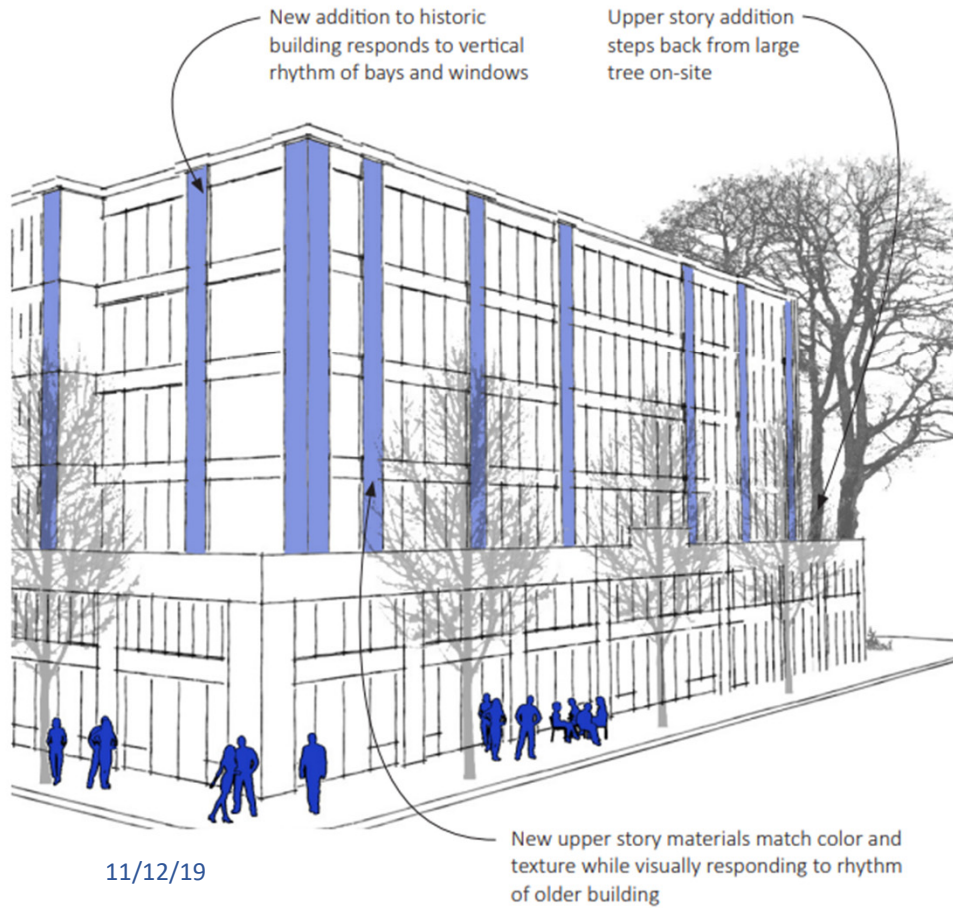
Reinforcing physical cues found in neighboring historic structures

ADJACENT HISTORIC LANDMARKS

Deferring to the neighboring historic landmark through massing and urban form



04 INTEGRATE AND ENHANCE **ON-SITE FEATURES AND OPPORTUNITIES** TO MEANINGFULLY CONTRIBUTE TO A LOCATION'S UNIQUENESS.



DESIGN APPROACHES

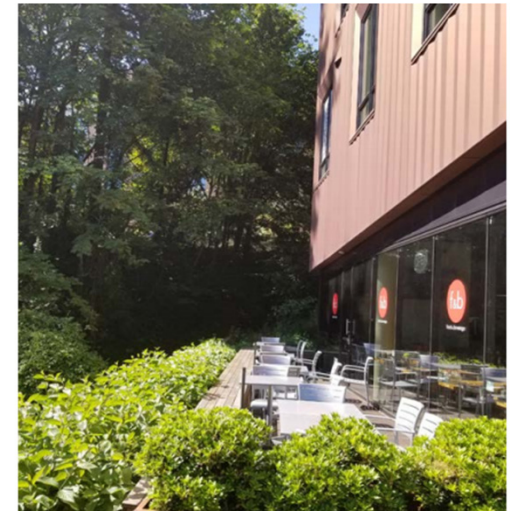
STEEP SLOPES AND HILLSIDES
Minimizing site disturbance and integrating topography

NATURAL RESOURCES
Integrating natural resources found on-site

ON-SITE OLDER BUILDINGS AND HISTORIC RESOURCES
Retaining and reinforcing existing older buildings and historic resources

VIEWPOINTS
Integrating site-specific views to community points of interest

SOCIAL AND CULTURAL SIGNIFICANCE
Incorporating a site's significant cultural or social history

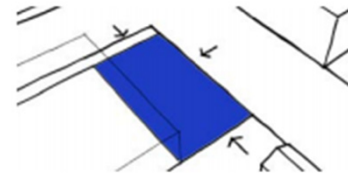
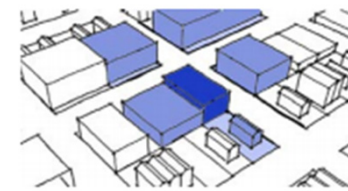
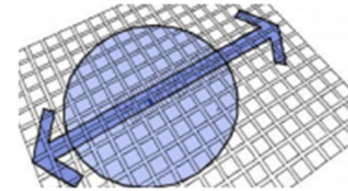


Portland Citywide Design Guidelines

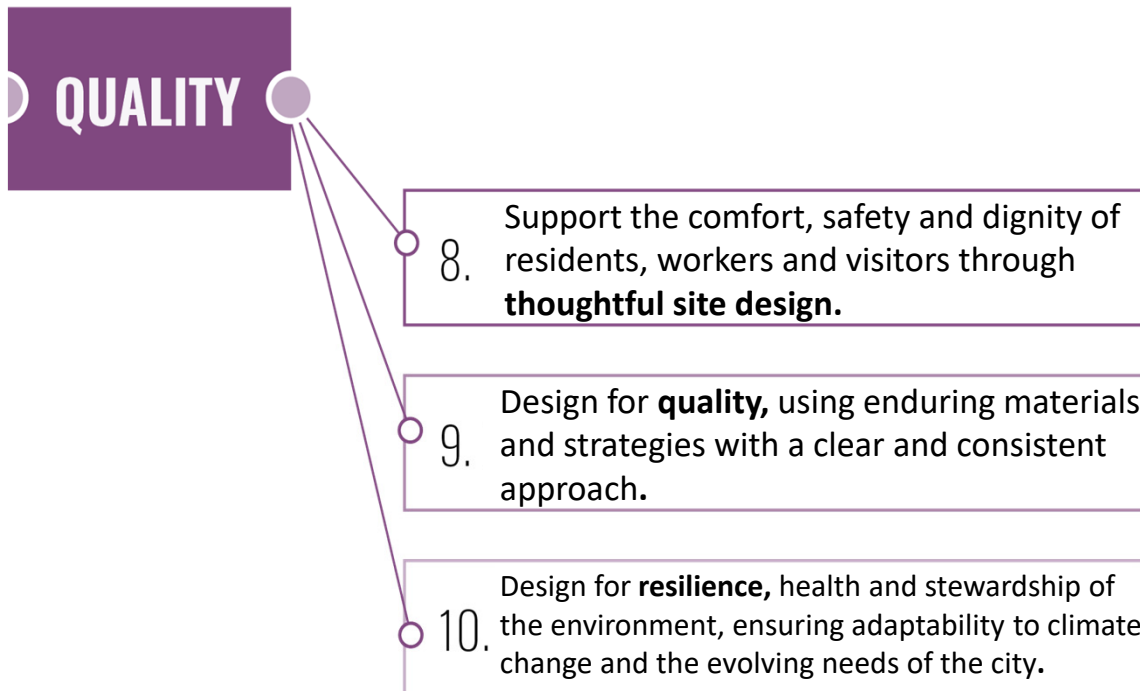
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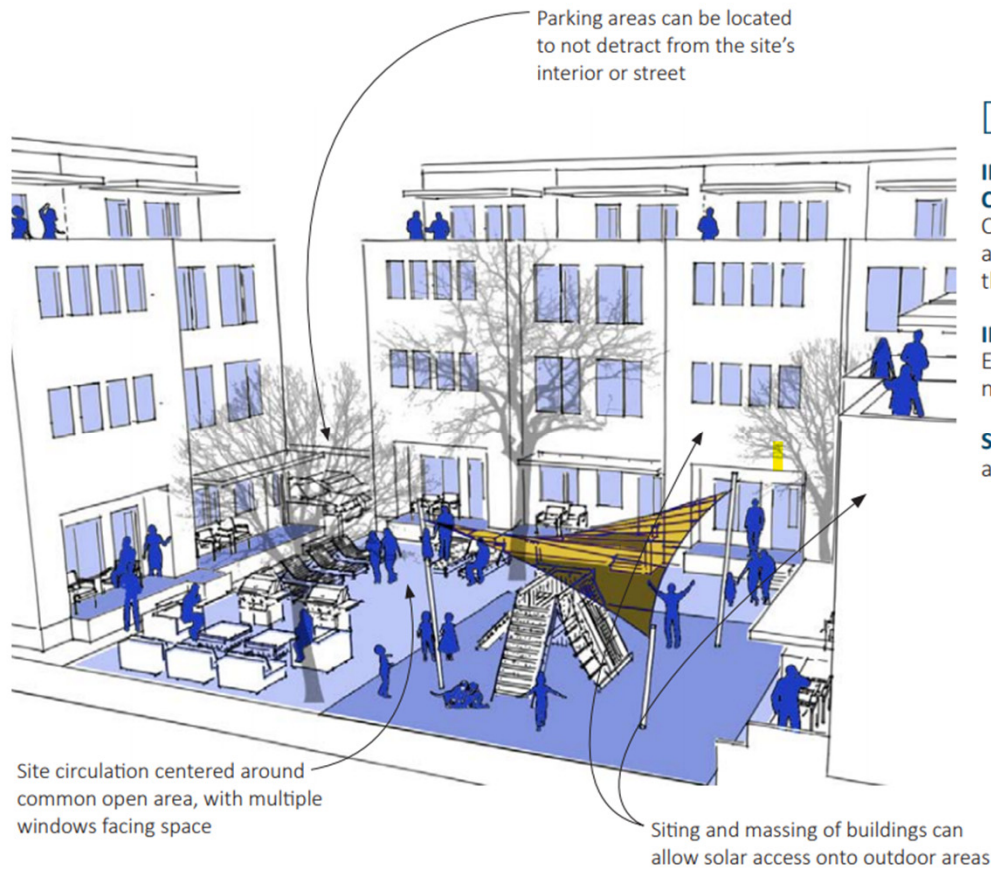


Portland Citywide Design Guidelines



08

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



DESIGN APPROACHES

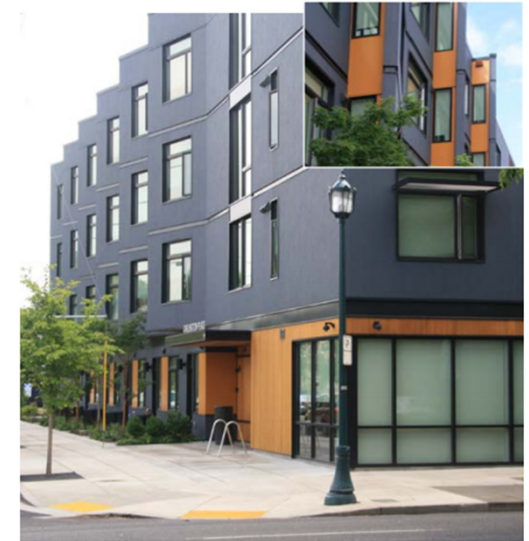
INTERNAL OPEN SPACES AND CONNECTIONS

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



09 DESIGN FOR **QUALITY**, USING ENDURING MATERIALS AND STRATEGIES WITH A CLEAR AND CONSISTENT APPROACH.

Exterior materials are consistent and highest quality throughout primary facade

Change in articulation at the main entry is emphasized with a material change that can withstand high pedestrian use



11/12/19

DOZA Planning & Sustainability Commission Work Session 1

DESIGN APPROACHES

UNITY

Expressing a clear and consistent design approach to unify building

ARTICULATION

Highlighting function, hierarchy, or movement through rhythm of form

APPLICATION OF EXTERIOR MATERIALS

Expressing the building design with hierarchy, shifts or repetition

QUALITY OF MATERIALS

Providing quality, resilience and durability in construction and execution of details

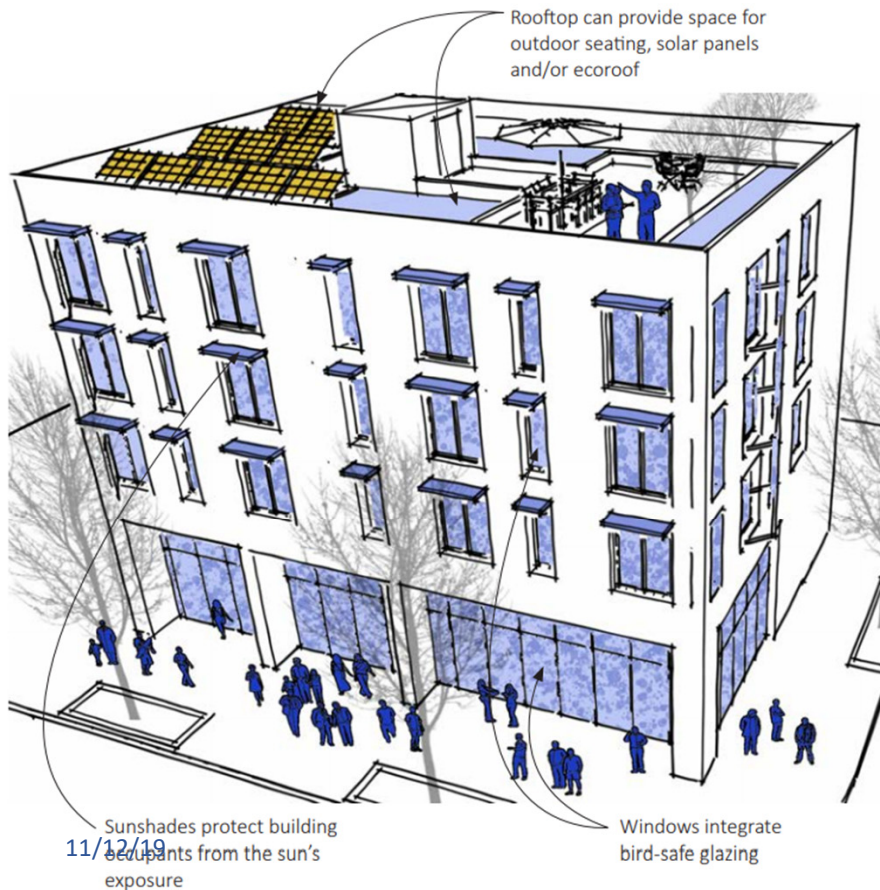
BUILDING OPENINGS

Offering permeability and depth from contrasting shadow lines



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

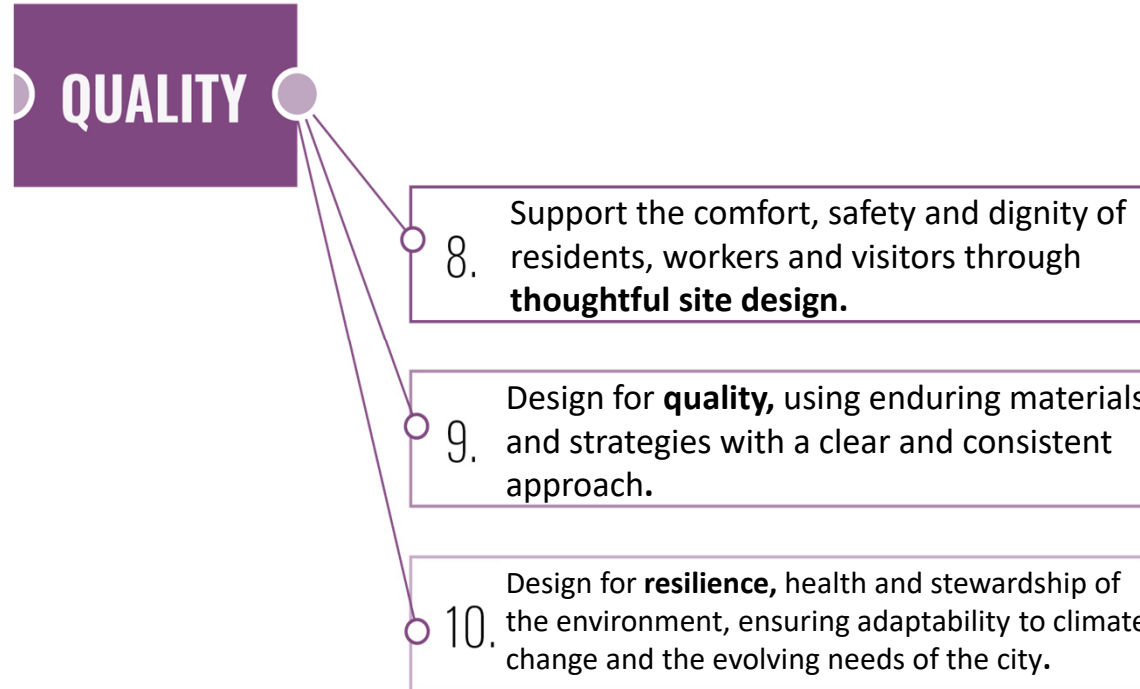
ON-SITE STORMWATER

Allowing rain to soak into the ground and filter through vegetation



Portland Citywide Design Guidelines

Promotes **quality and long-term resilience** in the face of changing demographics, climate and economy.



Prompting Questions for Guidelines

- Do the guidelines support the three tenets laid out in the Purpose statement?
- Is there something missing within the guidelines that would better support the three tenets?

Next Steps

Action	Date
Write testimony to Design Commission	November 15
PSC Chair presents testimony to Design Commission	December 5
Work Session 2: <ul style="list-style-type: none"> • Purpose • Map • Thresholds 	November 19
Work Session 3: <ul style="list-style-type: none"> • Design Standards • Process 	December 17
3x3 Check-In PSC: Kat, Ben and Mike Design Commission: Julie, Jessica and Sam	Week of January 13
Work Session 4: Potential Vote	January 28

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.

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

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

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)

11/12/19

DOZA Planning & Sustainability Commission Work Session 1

Portland Citywide Design Guidelines

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