

Standard #	Page #	Standard Title	Proposed Amendment	Rationale / Discussion	Decision	Category
Public Realm - 33.420.050.C						
<i>Ground Floors</i>						
PR1	45	Ground Floor Height - Reqd.	Consider the following amendments for discussion with Commission 3x3: 1. Lower ground floor height requirements for certain situations such as on side streets and consider the impact that ground floor height requirements can have on meeting overall height limits. 2. Allow a certain percentage (up to 25%) of area of ground floor to be under the minimum height. 3. If a ground floor height minimum is kept, the wording for both PR1 and PR2 should always state "at least" to distinguish minimum heights.	The discussion at PSC approached this from several angles. First, the requirement can create an added expense for smaller 1-2 story development. Second, the required height could push a building beyond the maximum height allowance if the height bonuse isn't also triggered, potentially disallowing the top floor. Third, this shouldn't be a one-size standard. Requirements on Main Street corridors should be different from requirements on side streets. Fourth, with support beams, maintaining the internal ground floor height for 100% of the ground floor may be difficult to achieve.	Postpone decision until discussion with 3x3.	Hold for 3 x3 Discussion
PR2	45	Ground Floor Height - 3 pts.	See above. Note that this optional standard is for points and may be more relevant on corridors.	See above for discussion. PR1 and 2 should be discussed as a package.	Postpone decision until discussion with 3x3.	Hold for 3 x3 Discussion
PR3	45	Ground Floor Commercial Space - 2 pts.	Add language that this optional standard only applies to sites outside the m-overlay.	PSC discussed whether it is appropriate to regulate the use within the building. However, since it is an optional standard, the working group was in agreement	Amend language	Consent
PR4	45	Affordable Ground Floor Commercial Space - 2 pts.	Amend language to require the letter from PDC stating that the space meets their requirements.	PSC discussed whether standards should address space programming but agreed to keep standard as is with amendment which was proposed by staff. Note that PDC reference must remain until City Charter changes to Prosper Portland.	Amend language	Consent
PR5	47	Oversized Street-Facing Opening - 2 pts.	Make the following changes: Use language from ground floor window standards that limit what the overhead door may look into (i.e. in addition to utility, garbage and parking, also limit mechanical and bike parking. Reduce this standard to one point	These amendments came out of the working group discussion on 1/2 to better ensure opening is to an active part of the use	Amend language	Consent
PR6	47	Louvers and Vents - Reqd.	Ensure this applies to mechanical louvers, not mail slots and use term "louvers and vents" throughout. Per Design Commission, ensure that color of louver is same as adjacent material Verify that 2-ft max from ground is feasible	Initial PSC amendment was augmented during the working group discussion to ensure compatibility and feasibility	Amend language	Consent
PR7	47	Exterior Lighting - Reqd.	Make the following changes: 1. remove the 'hanging' sentence from the end of the 3rd bullet. 2. on 3rd bullet just state that lights can only project downward. 3. remove the 4th bullet as 33.262 already applies a glare standard to other properties.	These are generally typos and technical amendments to clarify intent	Amend language	Consent

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Entries / Entry Plazas						
PR8	47	Main Entrance Location - Req'd.	No change		No change	No change
PR9	49	Residential Entrance - 2 pts.	Make the following changes: 1. Increase to 3 pts. 2. Require 3 of 5 bullets to get the 3 pts. 3. Don't allow bedroom windows to face street. 4. Consider including private open space code provisions in base zone.	This provision can add value/liveability between the sidewalk and the private units, and should be worth more. But it should also have a higher bar to achieve. Also individual private open space should refer to base zone requirements.	Amend language	Consent
PR10	49	Separation of Dwelling Entry from Vehicle Area - 2 pts.	Align open space provision with private open space requirements in base zone	There is less concern with relationship between units and parking lot, but private open space option should be consistent	Amend language	Consent
PR11	49	Ground Floor Entry - Req'd.	Delete Requirement	PSC workgroup discussed this standard and whether it is truly an issue or create unintended consequences leading project to a forced design review.	Amend to Delete Standard	Consent
PR12	51	Seating Adjacent to Main Entrance - 1 pt.	No change		No change	No change
PR13	51	Pedestrian Access Plaza - 4 pts.	Make the following changes: 1. Require 75% of plaza to be open to the sky (not blocked by overhanging buildings). 2. Use same dimensional language as base zone for common open area	Initially no change was proposed. PSC workgroup felt that the dimensional wording would benefit from being consistent with base zone open space wording. The workgroup also incorporated a concern from the Design Commission that the area could be covered, leading to amendment #1.	Amend language	Consent
Weather Protection						
PR14	51	Weather Protection Minimum Requirements - Req'd.	Consider the following amendments for discussion with Commission 3x3: 1. The 4 weather protection standards may benefit from a structural reorganization for clarity, at least combining PR14 requirements with PR15-17. 2. Clarify what "other weather protection elements" may be or strike that language, and just focus on canopies and awnings. 3. Provide a maximum height to weather protection as well as the minimum. 4. Review whether entrance width of protection is adequate and whether more detail is needed for location on transit streets.	PSC workgroup was in agreement that the current layout of the weather protection standards was not clear. Clarity is also needed about if/when building projections such as bays and balconies can be incorporated into weather protection, or whether the language should focus on awnings and canopies. The workgroup directed staff to develop alternative language for discussion with the 3x3.	Postpone decision until discussion with 3x3.	Hold for 3 x3 Discussion
PR15	51	Weather Protection at the Main Entrance - Req'd.	See above for PR14	See above for PR14	See above for PR14	See above for PR14
PR16	53	Weather Protection Along a Transit Street - Req'd	See above for PR14	See above for PR14	See above for PR14	See above for PR14
PR17	53	Weather Protection Along a Transit Street - 2 pts.	See above for PR14	See above for PR14	See above for PR14	See above for PR14

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Utilities						
PR18	53	Location of Utilities - Req'd.	Consider the following amendments: 1. Identify radon mitigation equipment as a type of mechanical equipment. 2. Provide a clarification regarding whether this applies to equipment located at the ground floor or not. 3. Provide a more generic screening element (F2?) from the equipment as opposed to the requirement for a wall. Equipment must still be accessible (gate?).		Amend Language	Consent
Vehicle Areas						
PR19	53	Pervious Paving Materials - 2 pts.	Consider increasing the points to 3 points, but also apply this option only to larger parking/ vehicle areas	The PSC workgroup may support increasing the number of points but only if it achieves an impact on stormwater (i.e. not just creating one pervious paver space). The standard should only be applicable to sites providing a certain threshold of paved area such as a minimum number of parking spaces or a square footage of vehicle area. (note that the BHBD project limited overall vehicle area to 30% and asphalt to 15% of site area within RM1-RM4 zones.)	Amendments to be discussed.	Discuss
PR20	55	Large Site Parking Setback - Req'd.	After discussion, the PSC should determine if this setback has value, and what features would be allowed/ required within the 10-ft or 25-ft setback. An alternative would be to create a more limited percentage of parking frontage than the 50% allowance within the base zone.	The PSC workgroup would like the greater commission to discuss the benefits of setting back the parking and whether just a setback is adequate without additional guidance/requirements of what features would go in the setback. It is not clear if a utility/garbage/bike parking building is a better use than a parking space	Amendments to be discussed.	Discuss
PR21	55	Parking Areas - 1 pt.	Discuss this with other vehicle area items above.	The PSC workgroup wants to incorporate this parking standard with others above. Some members thought it might be a 'giveaway' standard, while others saw the provision as a site planning incentive.	Item to be discussed	Discuss
PR22	55	Structured Parking and Vehicle Areas - 2 pts.	No change		No change	No change
PR23	55	Alternative Shading of Vehicle Areas - 1 pt.	Include photovoltaic shade structures in the list. Verify that requirements for tree shade calculations do not conflict with, or add to, the base zone tree calculations	The PSC workgroup agreed that including photovoltaic shade structures as a listed item would help to incentivize. There was concern with conflicts between the base zone parking lot tree calculations and any design overlay standard calculations	Amend language and research parking lot landscaping	Consent
Art and Special Features						
PR24	55	Original Art Mural - 1 pt.	Remove this standard	The PSC workgroup agreed with concern from the Design Commission that the original art mural's small minimum size and lack of content review could create undesirable results. The workgroup would rather the mural be part of a RACC review (see PR25 below)	Remove Standard	Consent
PR25	57	City Approved Art Installation - 2 pts.	Amend the standard so that a RACC approved mural can qualify for the city-approved art installation	PSC workgroup agreed that the mural should be part of a RACC program to get points. (see PR24)	Amend language	Consent

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PR26	57	Water Feature - 1 pt.	Remove the sentence that the feature can be part of a BES stormwater feature, per BES request. If a facility can be augmented to also provide water year-round, then it could be included.	The PSC workgroup discussed whether to remove the stormwater language, remove the year-round provision, or to increase the size of the facility. Since 6-square feet can be large enough for a fountain, the decision was to just remove the language that BES requested by removed.	Amend language	Consent