

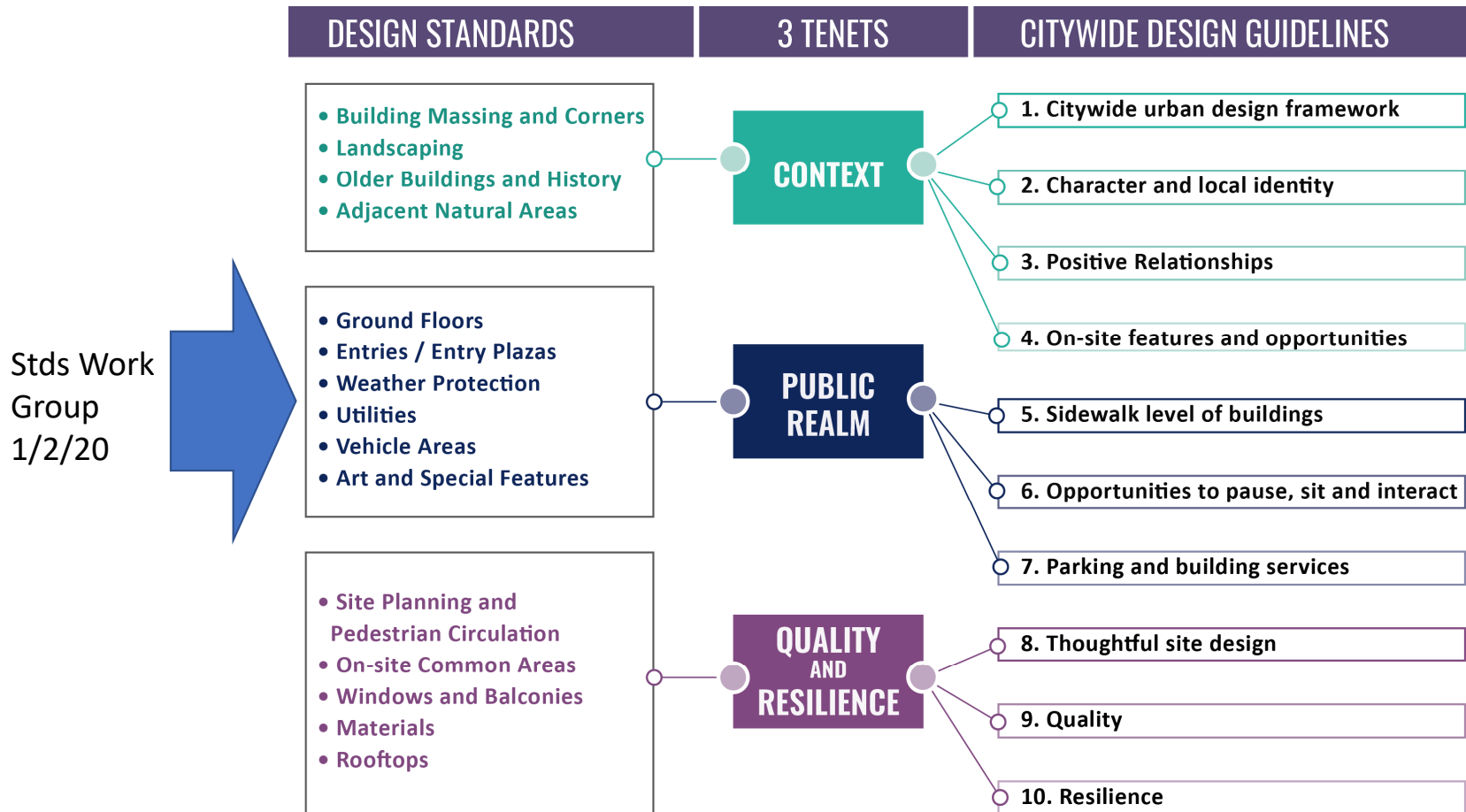


# DOZA

## Design Overlay Zone Amendments

Public Realm Work Session  
Planning & Sustainability Commission  
January 14, 2020

# Standards under Discussion



# Public Realm Standards under Discussion

Potential Amendments

DOZA Design Standards  
Public Realm

Standards Working Group  
01/02/20

Standard #	Page #	Standard Title	Proposed Amendment	Rationale / Discussion	Decision	Category
<b>Public Realm - 33.420.050.C</b>						
<b>Ground Floors</b>						
PR1	45	Ground Floor Height - Req.	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 - Req.	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 - Req.	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

# Next Steps / Work Sessions

- Standards Working Group 1/16 – Context
- PSC Work Session 1/28 – Thresholds, Process, Costs
- PSC Work Session 2/11 – Standards for Context
- PSC Work Session 2/25 – List of Amendments
- 3 x 3 Meeting week of March 7