



DOZA

Design Overlay Zone Amendments

Thresholds / Process
Work Session

Planning & Sustainability Commission
January 28, 2020

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

Other Amendment Requests (15 min)

- Replace Central City Fundamental Design Guidelines with proposed Citywide Design Guidelines (Item #1)
- Move existing Community Design Standards (33.218) into Historic Resource Chapter of 33.445 (#2)
- Expand Purpose Statement to include “in harmony with nature” (#3)

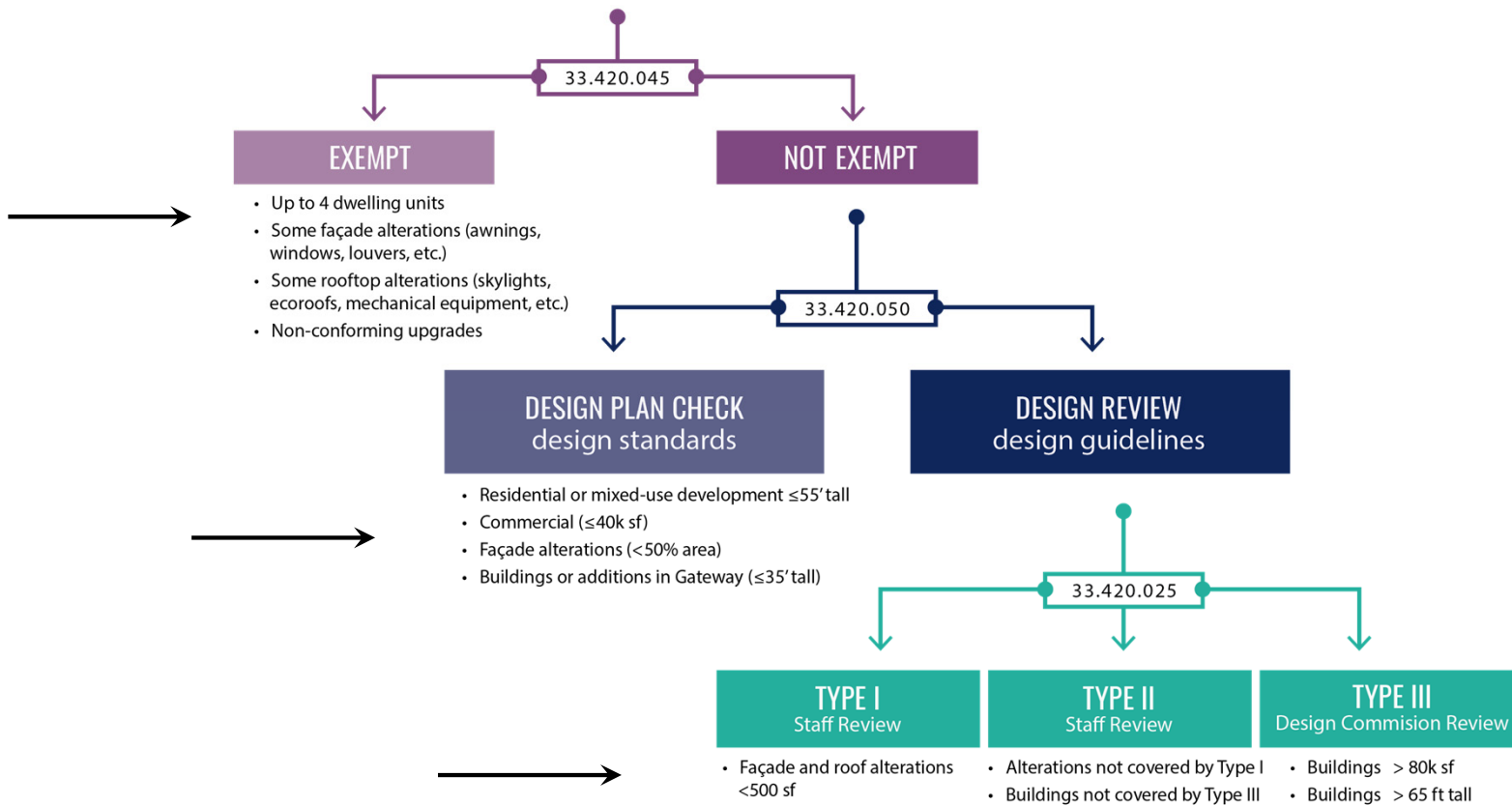
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3. THRESHOLDS (outside Central City)



3. THRESHOLDS (Requested Amendments – 10 min)

33.420.041 – Where DZ Overlay Applies

- Add Bridges to list of non-standard improvements (Item #6)
- Change minimum tree diameter (code refers to South Auditorium plan district)(#7)

3. THRESHOLDS (Requested Amendments – 20 min)

33.420.045 – Exemptions

- Rearrange all exemptions by development types per BDS letter (Item #8)
- A. Separate out Historic Exemption (#9)
- K. Electric Vehicle Charging Stations (Accessory Structures #11)
- N. Façade / Storefront Exemptions (incl radon systems)(#12-15)
- O. Roof Exemptions (#16-18)

3. THRESHOLDS (Requested Amendments – 20 min)

33.420.050 – When DZ Standards are Used

- Raise Height limit to use standards to 75-ft or to allocate for height bonuses
- Clarify that height threshold still allows projections allowed by base zone (mech equipment, increased ground floor)

3. THRESHOLDS (Requested Amendments – 10 min)

33.825.025 & Table 825-1 – Review Procedure

- Raise Thresholds for Type I & Type II Alterations in Central City

4. PROCESS for reviewing projects



- a. Update the Design Commission membership rules
- b. Clarify process for Design Advice Requests (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

4a. PROCESS (Requested Amendments – 10 min)

33.710.050 – Design Commission

- Add a Sustainability Professional to technical list for Commission (Item 27)

33.720.030 – Legislative Land Use Reviews

- Require PSC recommendation to any legislative amendments to design guidelines (Items 28, 29)

4b. PROCESS (Requested Amendments – 20 min)

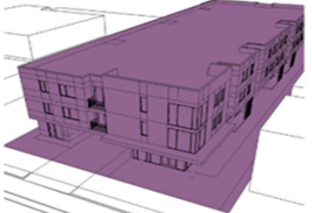
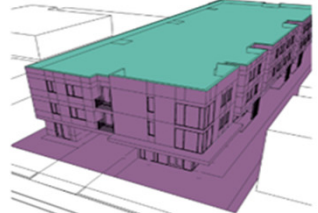


33.730.050.B – Design Advice Request

- Remove limit for one DAR (Item #31)

33.825.025 & Table 825-1 Footnote – Review Procedure

- Consider maintaining current DAR requirement for Type II option for Affordable Housing (Footnote #2) (#32)

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

CONCEPT DESIGN	SCHEMATIC DESIGN	DESIGN DEVELOPMENT	CONSTRUCTION DOCUMENTS
 <p>Building program Building orientation on site Vehicle areas Outdoor spaces and landscaping Main entrance location Site utilities</p> <p>Total building area Height & massing Setbacks from street Articulation & balconies Canopies and overhangs Windows and doors Exterior finish materials Mechanical systems and equipment Signage</p>	 <p>Building program Building orientation on site Vehicle areas Outdoor spaces and landscaping Main entrance location Site utilities</p> <p>Total building area Height & massing Setbacks from street Articulation & balconies Canopies and overhangs Windows and doors Exterior finish materials Mechanical systems and equipment Signage</p>	 <p>Vehicle areas Outdoor spaces and landscaping</p> <p>Site utilities</p> <p>Setbacks from street Articulation & balconies Canopies and overhangs Windows and doors Exterior finish materials Mechanical systems and equipment Signage</p>	 <p>Outdoor spaces and landscaping</p> <p>Canopies and overhangs Windows and doors Exterior finish materials Signage</p>

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. PROCESS (Requested Amendments – 10 min)

33.855.020 – Initializing Zone Map Amendment

- Remove PSC (and possibly other commissions) from ability to initialize a quasi judicial map amendment (Item #39)
- Ensure that code for PSC review of “these” amendments matches current practice (#40)
- Note that most administrative improvements made by BDS do not need PSC recommendation

4d. PROCESS (Requested Amendment – 20 min)

33.825.035 – Factors Reviewed in Design Review

- Consider adding height as a factor that cannot be increased or decreased through design review. Note that one entry also mentions setbacks/stepbacks. (Items #33 36 & 37)
- Remove code language that states that height transfers within Central City sectors can be subject to Design Review approval (#34 & 35)

4e. PROCESS (Requested Amendment – 5 min)

33.825.040 – Modifications that Better Meet DZ Review Requirements

- Under “Purpose of Standard”, change language of modification criteria to state that jurisdiction may require mitigation. (Item #38)

Questions and Discussions

Next Steps / Work Sessions

- 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 early/mid March
- PSC Work Session 4/14 – Final Discussion & Vote(?)

End

Height Thresholds

The following map are handouts given to the PSC at their worksession on 12/17/19 in response to questions about geographic areas, their height limits and DOZA's impact regarding standards and review thresholds.

December 11, 2019

City of Portland, Oregon
Bureau of Planning & Sustainability
Geographic Information System

Base Maximum Building Heights

Legend

--- City Boundary

▨ Design (d) overlay

Base Height

Grey Zones with no height limit

Yellow 55' or Less

Blue 56' to 65'

Red Greater than 65'

* Central City and Gateway Plan Districts not shown.



0 5,000 10,000 Feet

The information on this map was derived from City of Portland GIS databases. Care was taken in the creation of this map but it is provided "as is". The City of Portland cannot accept any responsibility for error, omissions or positional accuracy.

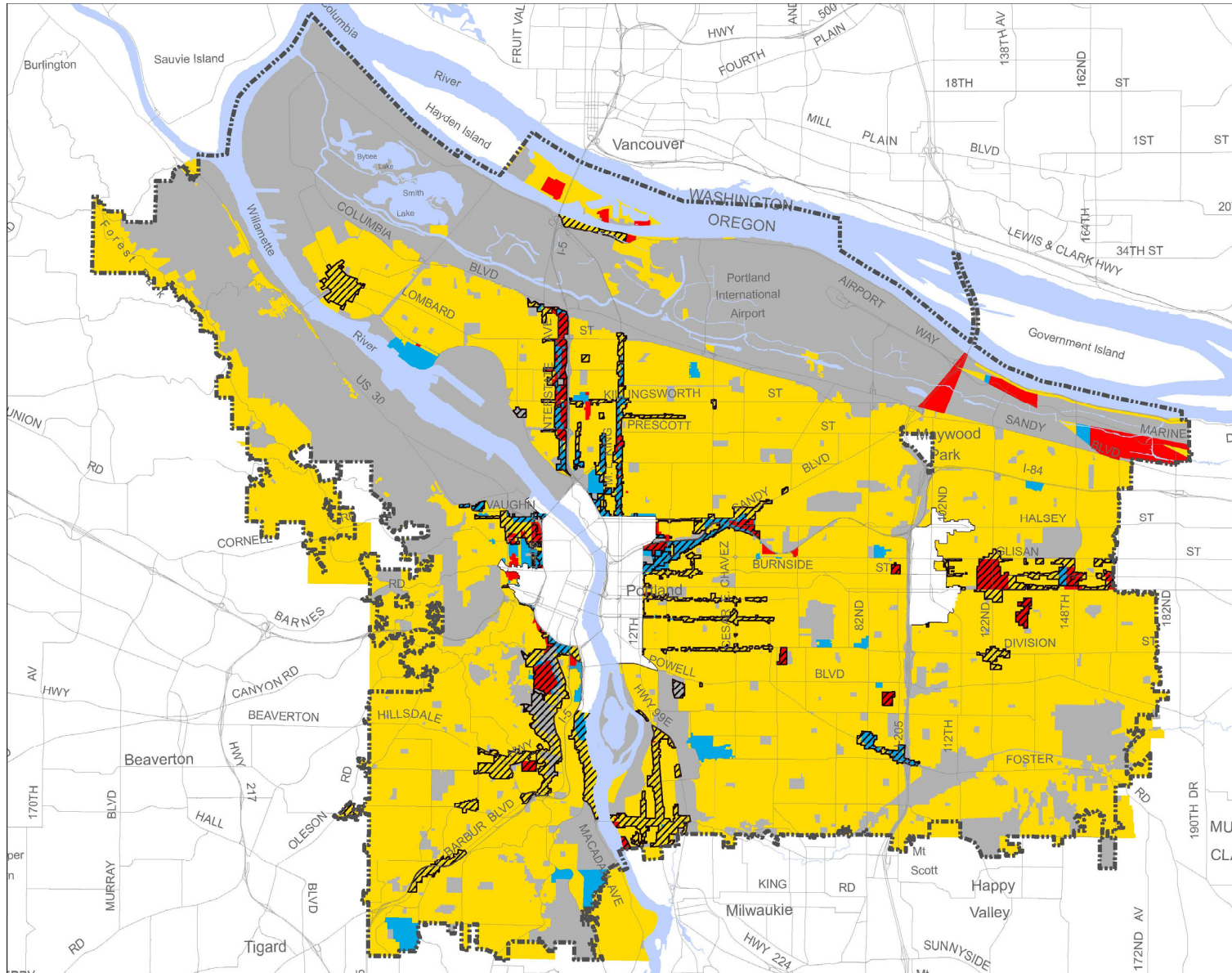


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December 11, 2019

City of Portland, Oregon
Bureau of Planning & Sustainability
Geographic Information System

Bonus Maximum Building Heights

Legend

--- City Boundary

▨ Design (d) overlay

Bonus Height

Grey Zones with no height limit

Yellow 55' or Less

Blue 56' to 65'

Red Greater than 65'

* Central City and Gateway Plan Districts not shown.



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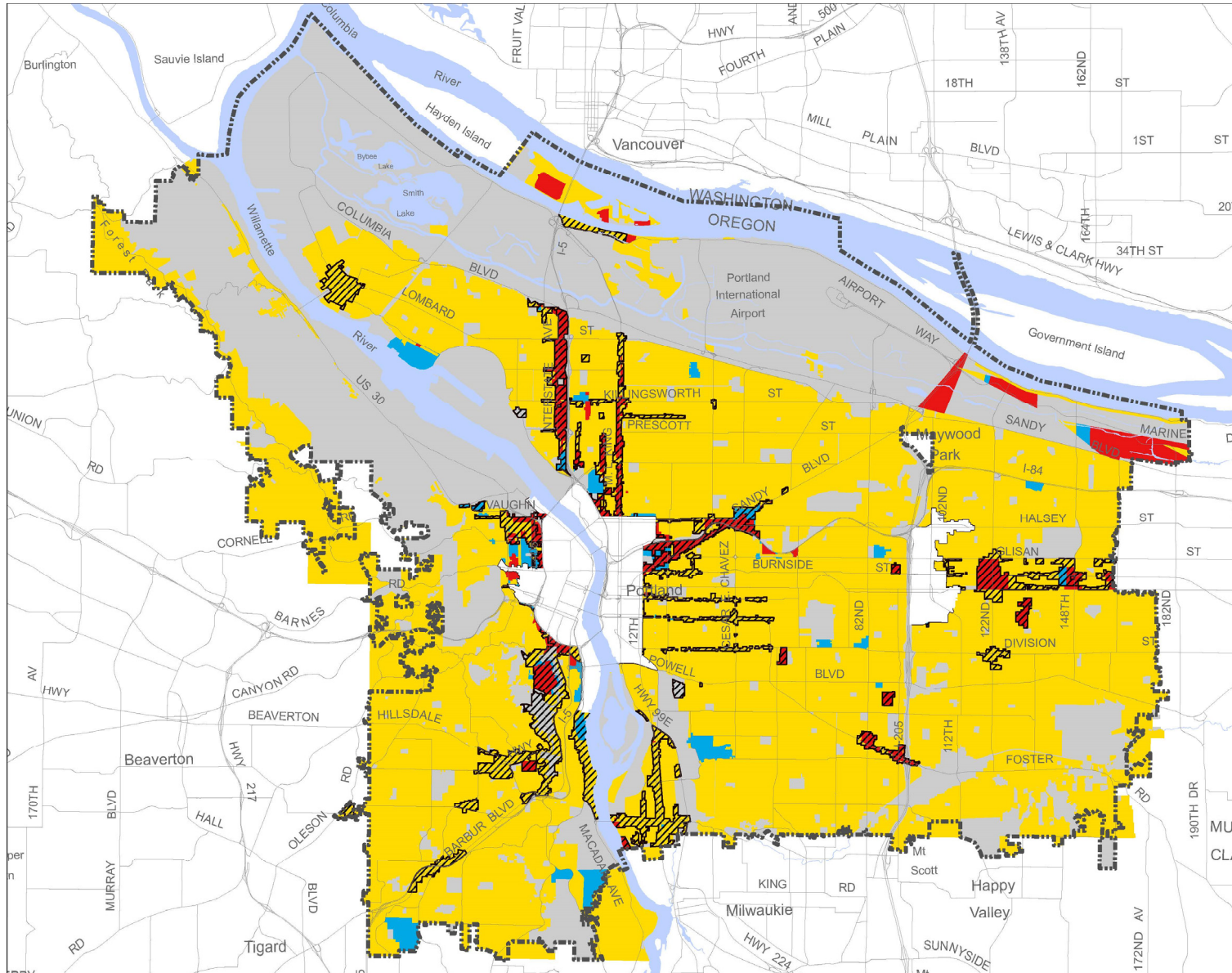


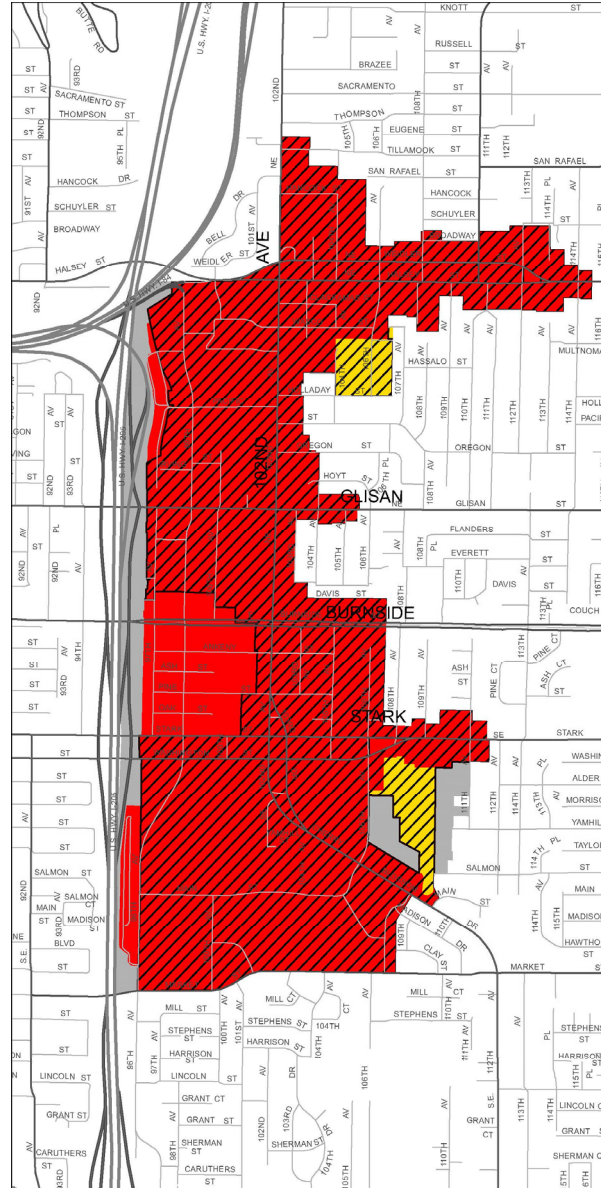
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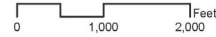


December 11, 2019
 City of Portland, Oregon
 Bureau of Planning & Sustainability
 Geographic Information System

Gateway Plan District Maximum Building Heights

Legend

- City Boundary
- ▨ Design (d) overlay
- Base Height**
- Zones with no height limit
- 35' or Less
- 36' to 65'
- Greater than 65'



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Height Thresholds

The following are slides were presented at the PSC worksession on 11/19/19 during the presentation on thresholds for standards and types of design review.

Height Thresholds outside Central City



- New Construction
Mixed-residential or
Commercial-only Building:
- 16,000 sq ft site (80' x 200')
 - 54,400 sq ft building
 - 49-ft tall

Standards

- Mixed/Residential Building
w/in maximums for using
Standards:
- Under 55-ft tall

- Commercial-only Building is
too large to meet Standards
- Over 40,000 sq ft

Height Thresholds outside Central City



Standards

Commercial-only Building

To meet standards,
development would knock off
a floor:

- Building at about 39-40,000 sq ft
- About 38-ft tall

Height Thresholds outside Central City



Standards

Mixed/Residential Building w/ 5th floor would exceed maximum height to use Standards

Design Review

However, a Commercial-only or Mixed residential w/ 5th floor going through a Design Review would follow a Type II procedure.

- Under 65-ft height (estimated at about 60-ft)
- Under 80,000 sq. ft floor area (estimated at about 68,000 sq ft)

Height Thresholds outside Central City



Design Review

Any building w/ 5th & 6th floor would have to go through Design Review. This would be a Type III Review:

- Height over 65-ft height (estimated at about 72-ft)
- Over 80,000 sq. ft floor area (estimated at about 81,000 sq ft)

(Note: Zoning on Division wouldn't allow this tall of a building – this is generally applicable only in CM3 and RM4 zones.)

Height Thresholds outside Central City



Standards vs Design Review

Note that site size has an effect on Design Review triggers.
(Example at Division & 50th)

- This residential/commercial building is short enough to use standards (under 55-ft ht).
- If the project goes through Design Review, it would be a Type III review (96k sq ft on a 30k lot)