

PSC AMENDMENT SUGGESTIONS TO DESIGN STANDARDS

DZ Overlay - Specific Design Standard Amendments 33.420.050.C					
Line #	Page #	Direction	Code Section	PSC Amendment	Rationale / Discussion
Standards Context - C					
1	37	Amend and review with 3x3	Context C1 : Corner Features on a Building - 1 reqd, 4 pts max	Provide the following amendments to this standard: 1. Remove the sign option (6th bullet). 2. Remove the 2nd bullet option to focus highest point of building at the corner. 3. Make several changes to the plaza option including: requiring 75% of area to be open to sky, expanding minimum size to 20' x 20' and requiring minimum ground floor window requirements on walls that face the plaza. 4. Consider rewriting this standards to provide two options for applicant to select from.	Two of the proposed bullets do not provide much benefit and so should be removed while the plaza bullet should be strengthened and clarified. With fewer overall options, the standard may work better as an option
2	39	Amend and review with 3x3	Context C3 : Tree Preservation - 4 pts max	Amend the standard to read: For each tree preserved that is greater than 20 inches in diameter 2 points may be earned up to a maximum of 8 points. 8 pts max.	Tree preservation should be worth more points for each mature tree that is preserved
3	39	Amend for PSC recommendation CONSENT	Context C4 : Grouping of Trees - 2 pts	Consider alternative ways of meeting this standard such as a tree density of evergreen trees, or requiring a certain number of evergreen trees per area of lot. At the least, the existing sentence should be clarified.	As written it doesn't feel like the standard would meet the intent of having a grove of trees without more direction. There needs to be a different method to gain new areas of evergreen tree concentration
4	41	Amend for PSC recommendation CONSENT	Context C5 : Native Landscaping - 1 pt	Make the following amendments: - Increase percentage of native vegetation required from 30% to 80%. - Potentially make this worth two points. - Allow existing native vegetation to count toward meeting this standard.	The PSC Working Group agreed that 30% was a pretty low bar, especially for an optional standard. However, 80% may warrant awarding more points. The group agreed to allow both preserved and planted landscaping to meet standard to encourage keeping existing native plants
5	41	Amend for PSC recommendation CONSENT	Context C6 : Trees in Setbacks / Civic Corridor - 1 pt	Consider clarifying/amending the existing standard so that it covers a range of frontage lengths with a second row of planting to better align the standard with the site's frontage along the corridor.	The PSC Working Group felt that the current standard for a minimum of 4 trees at the L1 standard may not have much effect on a site with a long frontage. The suggestion is to have a range or minimum frontage. (note this currently applies to 4 streets - Stark, Division & 122nd in E.PDX, and outer Barbur in SW)
6	41	Amend and review with 3x3	Context C7 : Preservation of Existing Facades - 3 pts	Based upon Historic Landmarks Commission testimony, amend the current 50% preservation allowance in to a graduated range of options with increasing points. HLC lays out the following point options for a building at least 50-yrs old with 1,000 sq ft in area and a street facing facade within 10-ft of lot line: 2-pts for preserving 75% of existing street-facing facade and meeting CCPD active use standard (33.510.225) 3-pts to preserve both 75% of existing street-facing facade and original building structure and meeting 33.510.225. 5-pts to preserve 90% of existing street-facing facade plus 75% of building structure, only applicable to buildings on HRI that also restores significant features.	A member brought up that they felt that the Landmarks Commission suggestions were a better solution than staffs single proposal. There was a question about whether the active use provision in the Central City was the right mechanism. There could be other active use provisions such as within the main street overlay. Also, we may want to balance this with other standards we have for ground floor height etc. Note from staff (post Working Group) - The last option includes a provision about preserving significant features of an HRI property. This may be hard to quantify, plus it was our intent that the standard to preserve 50 or 75% of a facade means that the facade is preserved (kept as is).

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7	41	Amend and review with 3x3	Context C8 : Vertical Extension of Existing Building Features - 1 pt	The current standard with two options should be amended to remove the option for the vertical columns or pilasters. Instead, this standard should be split into two optional standards that provide the following: 1. An option to extend/align the windows on the upper floor with a clarification that the window area (not size) can be reduced 20%. This would be worth one point. 2. An option that new floors above the existing facade are set back a minimum of two-feet behind the existing facade. This would be worth two points.	The PSC working group agreed with the Landmarks Commission testimony that the extension of columns could result in poor outcomes and felt this should be deleted. They felt that the window alignment was appropriate, and also were interested in staff observations of Seattle's rules for new additions to historic buildings in Seattle where upper floors were recessed from the street-facing facade.
8	41	Amend for PSC recommendation CONSENT	Context C9 : Building or Site History Plaque 1 pt	Amend the standard to provide minimum requirements for plaque materials and mounting.	To ensure the plaque's "permanence", additional standards are needed for durability to gain the point.
9	43	Amend and review with 3x3	Context C10 : Building Adjacent to "Commercial" Historic Landmark - 1 required, 3 pts max	Consider the following amendments, one to C10 and one regarding a new standard: - For C10 the first bullet should include a minimum height of 10-ft, or as tall as the landmark ground floor, whichever is greater. The last bullet should have the term "at least" in regards to the 10-ft setback. - Per Landmarks Commission, consider providing a new optional standard (placeholder for 10A) in addition to C10 that would apply to buildings next to landmark residential buildings. Use some of the same standards as C10 including exterior materials, ground floor and setbacks.	The PSC Working Group discussed the staff decision to limit application of C10 to landmarks not containing residential uses. Staff mentioned that there are a wide range of forms those landmarks can take which might not always be desirable to repeat in a corridor, which the Working Group acknowledged. However, they also liked the Landmarks Commission's suggestion to have some of the standards in C10 apply to situations where a new building is adjacent to a historic multi-dwelling building. Due to the variety of potential situations, this standard should be an optional point-based standard.
10	New	Amend and review with 3x3	Context C10A : Building Adjacent to "Residential" Historic Landmark - optional pts	See C10 above regarding Landmarks Commission's suggestion. This would be a new standard which leads to renumbering other standards.	See above for rationale/discussion.
11	43	Amend for PSC recommendation CONSENT	Context C11 : Setback from Waterbodies - 4 pts	Amend this standard to limit the setback requirement for common open area to hard surface areas or plazas. More natural or landscaped open areas should still be allowed within the setback.	The PSC Working Group agreed with original suggestion so that natural landscaped open areas that are more passive could project into the 50-ft suggested setback from waterbodies.
12	43	Amend for PSC recommendation CONSENT	Context C12 : Public View of Natural Feature - 2pts	Amend this standard so that non-nuisance trees greater than 6-inches in diameter cannot be removed from the view corridor and feature.	Members of the PSC Working Group were concerned that there were not enough provisions to ensure that the natural feature and corridor keeps its natural and scenic qualities. An additional provision limiting tree removal within the corridor would provide some of that assurance.

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13	New	Amend and review with 3x3	Context C13 : Building Massing/Articulation Adjacent to Willamette River - Required & Bonus pts	<p>Create a new standard that requires new buildings with river frontage in the River overlay zones to provide at least two of the following features. Additional points can be granted for providing more than two features:</p> <ol style="list-style-type: none"> 1. Having a maximum façade length of 100-ft (Reference standards within the Commercial Mixed-Use Zone code (33.130) to achieve goal of an articulated façade. However, keep in mind that while the standard of the Mixed-Use Zones addresses frontage along a commercial street, the context here is different as it addresses frontages along the Willamette Riverfront and major public trails. Need to clarify the depth of spacing and step-back and align with base zone but maintain the overall goal for this standard to allow for greater massing breaks and more porosity along the riverfront and trails.) 2. Providing balconies (meeting QR11) for at least 75% of dwellings with facades facing the river. 3. Requiring Ground Floor windows on 60% of the facade within 25-feet of the river setback. 4. Requiring 30% of the facade above the ground floor that faces the river to be windows or doors opening up to balconies. 5. Requiring one main entrance to a tenant space or to a residential lobby/dwelling be provided on the facade facing the river. The entrance must connect to the pedestrian circulations system and a major public trail if there is one. 	<p>This new standard provides contextual standards specific to the Macadam plan district and areas along the Willamette River. The River South Reach team is considering using new Citywide Design Guidelines for the Macadam design district and would like to include two contextual standards for the design standards.</p> <p>The goal of this standard, and options (1-5), is to avoid long, continuous building facades with no articulation, visual interest or access along the riverfront or major public trails. Thinking of the riverfront, and major public trails, as an extension of the public realm, development with frontage along these resources should not only provide visual interest, but also work to provide eyes on these spaces. Additionally, by allowing for greater massing breaks, this standard also aims to increase porosity along the riverfront and trails, preserving access to light and air along these corridors.</p> <p>The PSC working group agreed with considering this standard but wanted it brought in front of the full PSC. The Working Group would like staff to explore using step backs/articulation of several feet as an option to an overall facade length. There was also concern about entrances facing the river and security issues</p>
14	New	Amend and review with 3x3	Context C14 : Open Areas along Willamette River Trail Required	<p>Create a new standard that requires new development on sites with river frontage in the River overlay zones to provide an outdoor area of 500 sq. ft. with a minimum dimension of 20-ft that includes 15% landscaping, a small canopy tree and at least 10 linear feet of seating (using similar requirements as other design standards). In addition, the outdoor area must include one of the following:</p> <ol style="list-style-type: none"> 1. The outdoor area connects to the riverfront or major public trail as part of the site's pedestrian circulation system. 2. The outdoor area has a L2 landscaping adjacent to the river setback or major public trail. 3. The ground floor includes commercial space that abuts the outdoor area. At least one main entrance to a commercial tenant space must face the outdoor area. (After further internal discussion, it would be more beneficial for this standard to refer to 'active use' instead of 'commercial space'. This would allow for more opportunities to activate the ground floor outside of commercial uses.) 4. At least 15% of the outdoor area is covered by awnings, building eaves, or other covered structure. 	<p>This new standard provides contextual standards to help activate the area between the river setback / Willamette Greenway trail and new development.</p> <p>The goal of this standard is to create year-round outdoor spaces along the riverfront and major public trails that enhance the experience of patrons, workers and residents. It also indirectly benefits trail users by visually expanding the sense of open area adjacent to the trail/river setback and can provide eyes on the trail" to increase public safety. In addition to requiring the outdoor space, additional standards (1-4), are intended to help further define the relationship this space has with the riverfront/trail (i.e. is it open with a public connection and commercial space or is more private/secluded with additional landscaping and covered areas. This should apply to all new development, regardless of grade differences, and additions landward of the river setback.</p> <p>The PSC Working Group agreed with the concept of this standard but requested that staff continue refining the requirements. This included considering how grade can impact links between outdoor area and the river/trail, considering the 15% covering since that is different from public plaza standards in C1, and considering relationship of open area and commercial space with the river trail.</p>

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Standards Public Realm - PR					
15	45	Amend and review with 3x3	Public Realm PR1 : Ground Floor Height - Required	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.
16	45	Amend and review with 3x3	Public Realm PR2 : Ground Floor Height - 3 pts	See above (PR1). Note that this optional standard is for points and may be more relevant on corridors.	See above (PR1) for discussion. PR1 and 2 should be discussed as a package.
17	45	Amend for PSC recommendation CONSENT	Public Realm PR3 : Commercial Space - 2 pts	Add language that this optional standard only applies to sites outside the m-overlay.	The m-overlay already has this as a requirement, so it should be encouraged elsewhere with points
18	45	Amend for PSC recommendation CONSENT	Public Realm PR4 : Affordable Ground Floor Commercial Space - 2 pts	Amend language to require the letter from PDC stating that the space meets their requirements.	This was a request from PDC to improve the standard. PDC remains the reference (not Prosper) until City Charter gets amended.
19	47	Amend for PSC recommendation CONSENT	Public Realm PR5 : 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
20	47	Amend for PSC recommendation CONSENT	Public Realm PR6 : Louvers and Vents - Required	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.	These changes were suggested by the Standards Working Group to ensure compatibility and feasibility
21	47	Amend for PSC recommendation CONSENT	Public Realm PR7 : Exterior Lighting - Required	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 technical amendments to clarify intent
22	49	Amend for PSC recommendation CONSENT	Public Realm PR9 : 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 aligning with 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.
23	49	Amend for PSC recommendation CONSENT	Public Realm PR10 : 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. (original staff proposal was for PR9 & 10 to be similar in language but on related to public sidewalk, and other related to private parking areas.)

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24	49	Amend for PSC recommendation CONSENT	Public Realm PR11 : Ground Floor Entry - Required	Delete this required standard	The Standards Working Group felt that this was less of an issue and could create unintended consequences leading to forced design review.
25	51	Amend for PSC recommendation CONSENT	Public Realm PR13 : 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	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.
26	51	Amend and review with 3x3	Public Realm PR14 : Weather Protection Minimum Requirements - Required	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.
27	51	See #26 above for PR14	Public Realm PR15 : Weather Protection at the Main Entrance - Required	See above for PR14	See above for PR14
28	53	See #26 above for PR14	Public Realm PR16 : Weather Protection Along a Transit Street - Required	See above for PR14	See above for PR14
29	53	See #26 above for PR14	Public Realm PR17 : Weather Protection Along a Transit Street - 2 pts	See above for PR14	See above for PR14
30	53	Amend for PSC recommendation CONSENT	Public Realm PR18 : Location of Utilities - Required	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?). 4. Amend the standard so that screening/setbacks of utilities must also occur from major public trails such as the Willamette River trail within the river setback in the Macadam plan district.	The first three clarify how this standard is to be used and adds radon mitigation equipment to the types of utilities considered. The fourth amendment adds the screening requirement to major public trails to address an additional contextual reference to a public amenity that is most likely to be reviewed with development in the 'd' overlay along the Willamette River.
31	53	Amend and review with 3x3	Public Realm PR19 : Pervious Paving Materials - 2 pts	Amend this standard so only projects proposing larger parking areas (10 or more spaces as an example) can use this standard to gain points. With larger areas, it may be worth more points, but this should be discussed with the 3x3	This standard is supportable, but only if it achieves an impact on stormwater management (along with the aesthetics of pervious paving). Discussion on all paving / parking provisions should involve the 3x3

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32	55	Amend and review with 3x3	Public Realm PR20 : Large Site Parking Setback	Staff should consider amendments that make it more clear what the purpose is for the setbacks. Is it to create a bigger landscaped setback, or to have other structures or buildings be placed between the street and the parking area? Also, if there is an increased setback between parking areas and a major trail, this may be for a different purpose.	The Standards Working Group and the full PSC need a greater understanding of what is achieved by having a greater setback to surface and structured parking. Also, this setback may have different purposes if it is from a street versus from a major recreational trail. This may need to be discussed with PR19
33	55	Amend and review with 3x3	Public Realm PR21 : Parking Areas - 1 pt	Amend this standard (no parking provided) so that the points apply only to sites of a minimum size, such as 10,000 square feet.	While the PSC members had different opinions about the amount of benefit in providing no parking when the code doesn't require it, there was agreement that the benefit to the site layout is better realized on larger sites. On 5,000 sq ft sites, it feels like too much of a giveaway.
34	55	Amend for PSC recommendation CONSENT	Public Realm PR23 : Alternative Shading of Vehicle Areas - 1 pt	Include photovoltaic shade structures in the list of shading options. Verify that the tree canopy calculations don't conflict with, or add to, the tree calculations.	Photovoltaic shade structures would achieve both a shading benefit as well as an energy benefit. There is some concern about whether the tree canopy calculations align with parking lot landscaping/tree calculations.
35	55	Amend for PSC recommendation CONSENT	Public Realm PR24 : Original Art Murals - 1 pt	Remove this standard.	The PSC agreed with Design Commission concerns that the size of the mural and lack of design oversight could create unintended consequences, and any mural proposal should be part of the public art provision in PR25.
36	57	Amend for PSC recommendation CONSENT	Public Realm PR25 : City Approved Art Installation - 2 pts	Amend the standard so that a RACC approved mural can qualify for the city -approved art installation.	There is support to incentivize projects that involve rACC in their development, and this should include public art murals as well as other public art.
37	57	Amend for PSC recommendation CONSENT	Public Realm PR26 : Water Feature - 1 pt	Remove the sentence that the feature can be part of a BES stormwater feature per BES request.	Stormwater facilities generally do not generally contain water year-round.
Standards Quality and Resilience QR					
38	57	Amend and review with 3x3	Quality & Resilience QR1 : On-site Building Separation - 1 pt	Staff to provide with better clarity of the intent of the standard (with photos if possible) for the 3x3 to discuss if the standard is worth keeping	Some PSC members did not see the value in providing an additional building separation standard that isn't much greater than what building code requires. It was felt that East Portland issues were mostly resolved with BHBD
39	59	Amend and review with 3x3 (related to points / accessibility)	Quality & Resilience QR3 : Pedestrian Connection to a Major Trail - Required	Make this standard optional instead of required. However, consider requiring accessibility in order to gain the points (i.e. no locked gate)	It can be difficult for this standard to be met in all situations where there is a major trail. It should be optional with staff proposal on how many points.
40	59	Discuss with 3x3 for possible amendment	Quality & Resilience QR5 : On-site Outdoor Common Area - 3pts	Amend the standard to ensure common area doesn't use defensible architecture to make visitors unwelcome. (note this was suggested for this standard but may be more applicable to other standards related to publicly accessible space.)	Some PSC members discussed limitations on features that create defensible architecture (no boulders, un welcoming items). However, this space may or may not be accessible to the public and it wasn't clear whether requirements would limit creating certain space (reflective/rock garden etc). Note that no follow up information was provided.
41	61	Amend for PSC recommendation CONSENT	Quality & Resilience QR6 : Indoor Common Room - 2 pts	Remove this standard.	This may improve liveability, but doesn't improve the design of the building. Note, BHBD has their own base zone standards for common outdoor and indoor areas that may support this anyway.
42	61	Amend for PSC recommendation CONSENT	Quality & Resilience QR9 : Street-Facing Window Detail - Required	Amend the standard to clarify that alterations should match the trim and recess of existing windows "on street-facing facades".	Since this is a street-facing window requirement, the provision for alterations must be made clear.

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43	61	Amend and review with 3x3	Quality & Resilience QR10 : Upper Floor Windows - 2 pts	Staff should explore how this 30% window minimum on upper floors impacts energy usage. Determine whether there should be an upper limit as well.	This is a concern brought up by a PSC member and through conversations with our sustainability staff
44	63	Amend for PSC recommendation CONSENT	Quality & Resilience QR12 : Sunshades for Windows - 2 pts	Reduce the requirement for the sunshade projection from 3-ft to 2-ft	PSC Standards Working Group felt that the 2-ft projection was enough to shade in the summertime
45	63	Amend for PSC recommendation CONSENT	Quality & Resilience QR14 : Windows on Upper Level Units with Multiple Exterior Walls - 2 pts	Amend this so that it can be met by providing at least one operable window per unit, instead of only applying it to corner units	There is a benefit in having an operable window, and there isn't always cross ventilation opportunities for corner units.
46	65	Amend for PSC recommendation CONSENT	Quality & Resilience QR16 : Exterior Finish Materials - Required	Amend this requirement to make the following changes: - Limit materials to 3 per site rather than per façade. - Limit the other 20% of allowed any materials to a single material. - Make technical changes for readability	The staff proposal would result in too much clutter of differing types of material and a potential lack of coherency between building sides
47	65	Amend for PSC recommendation CONSENT	Quality & Resilience QR17 : Exterior Finish Materials - 2 pts	Similar to QR16, limit materials to 3 per site instead of per façade	This ensures consistency between QR17 and QR16
48	65	Amend and review with 3x3	Quality & Resilience QR16 & 17 & Table 420-3 : Exterior Finish Materials/ List of Approved Materials - Req'd & points	Consider providing points and/or adding to the list of acceptable materials those materials that further sustainability and resilience goals such as use of salvaged, reclaimed or certified wood, mass timber products or low carbon concrete	There is an interest among sustainability staff and some PSC members to further incentivize/encourage sustainable products. This could either be through listing in the table of finished materials and/or creating a separate optional point based item to include these materials as a minimum percentage of facade.
49	65	Amend for PSC recommendation CONSENT	Quality & Resilience QR18 : Building Materials Application to Side Walls of Building - 1 pt	Revise standard so that 1 pt is granted if the materials on the street facing façade are wrapped to the side walls for at least 2-feet.	The standards working group felt that a minimum return of 2-ft to the side walls was sufficient without potentially impacting the location of the side wall.
50	69	Amend and review with 3x3	Quality & Resilience Table 420-3 Approved Exterior Finished Materials	Consider the following possibilities: - Make the approved materials a list within an Administrative Rule instead of in the zoning code - Add materials that do not require coating such as certain metals like zinc, copper, etc - Consider allowing concrete in more situations on non-street facing walls. Also, "architectural concrete" is also a more aesthetic solution than plain concrete	The PSC considered that: - Putting approved materials in the code makes it able to change with technology. An admin rule list is more flexible. - There is some uncertainty about how certain metal materials should be treated and not all require an inherent or factory applied color. - There is some concern about the limitations of the use of concrete especially when some applications are better than others.
51	65	Amend for PSC recommendation CONSENT	Quality & Resilience QR19 : Environmental Assessment of Building Materials - 1 pt	Drop this standard	This standard feels like something that someone can buy to get the points without actually implementing/ learning from the assessment scores
52	67	Amend for PSC recommendation CONSENT	Quality & Resilience QR20 : Roof Pitch - Required	Drop this standard	This standard is a little arbitrary and dictates an architectural style for civic corridors. There are good examples of pitched roofs on taller buildings and a pitched roof can be more economical to build.

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53	67	Amend and review with 3x3	Quality & Resilience QR22 : Ecoroof - 2pts	Consider a graduated number of points available for ecoroofs covering a varying percentage of the roof, such as 1 or 2 pts for 40%, 3 points for 60%, etc Note that a roof can accommodate solar and ecoroof	This could incentivize making more of the roof surface into an eco roof. The number of points may depend on what other standards have for points
54	67	Amend and review with 3x3	Quality & Resilience QR23 : Solar Energy System - 2pts	Consider a different measurement for efficiency of the ecoroof other than area of the roof. Options could include energy production, energy offsets, etc. Note that a roof can accommodate solar and ecoroof	Size of the solar installation may not result in best outcome
55	67	Discuss with other sustainability items with 3x3	Quality & Resilience QR24 : Reflective Roof Surface - 2pts	Consider whether this should be dropped as a standard.	Is this considered standard procedure for commercial buildings? Is it worth a point? It is not clear if this provides an energy benefit and it doesn't provide stormwater or wildlife benefit