



DOZA

Design Overlay Zone Amendments

Work Session #7

Planning & Sustainability Commission
February 25, 2020

DOZA Proposals

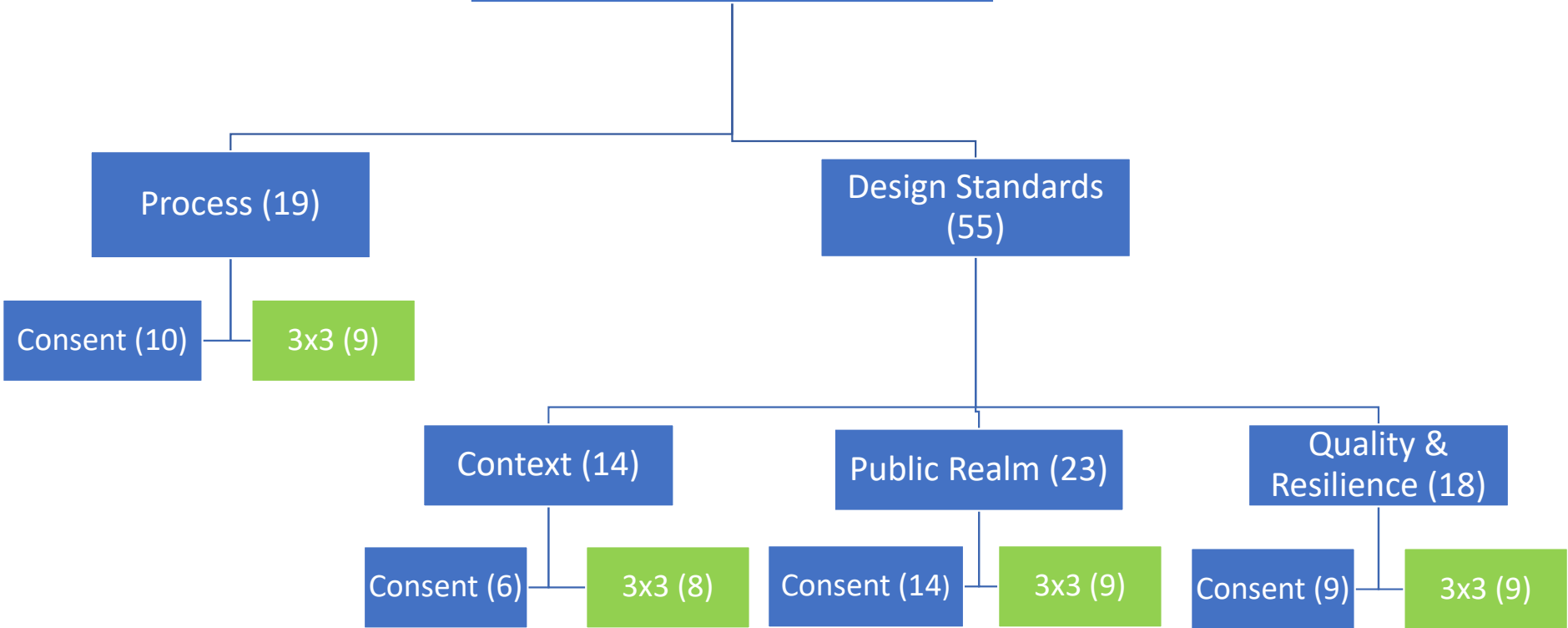


1. **PURPOSE** of the Design overlay zone
2. **MAP** of where the Design overlay zone applies
3. **THRESHOLDS** for reviewing projects
4. **PROCESS** for reviewing projects
5. **TOOLS** for evaluating projects
 - Portland Citywide Design Guidelines
 - Design Standards

Today's Agenda

- Share Count of Amendments
- Confirm Consent Items
- Discuss Key Items being sent to 3x3

PSC DOZA Amendments
(74) Suggestions



Key Process Items

- DZ Commission membership (#14)
- PSC Review of Guidelines (#15)
- DAR - Number of sessions (#16)
- Factors reviewed in DZ review (#17)
- Anything else?

Key Tools (Standards) Items

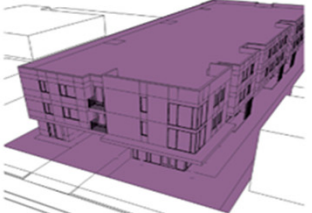
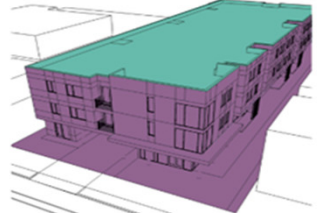


- Context – Façade Preservation, Landmark Adjacency and River overlay
- Public Realm – Ground Floor Height, Weather Protection and Parking Areas
- Quality and Resilience – Outdoor Common Space, Materials and Sustainable/Resilient Standards

Post Standard Review – Recalibrate the optional point system

Next Steps

- 2/25 – PSC Confirms List of Amendments
- 3/12 – Design Commission Confirms List of Amendments
- 3/13 & 3/16 or 3/17 (TBD) – “3x3” Sub Group workshops
- 3/24 – PSC Work Session (if needed)
- Week of 4/13 – BPS sends out code and guideline amendments
- Tuesday 4/28 – PSC Work Session #8 and potential vote

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