



Bureau of Planning and Sustainability
Innovation. Collaboration. Practical Solutions.

Design Overlay Zone Assessment (DOZA) Project Overview 8/2/16

Overview

The Bureau of Planning and Sustainability, in collaboration with the Bureau of Development Services, has hired Seattle-based Walker Macy to undertake an independent and comprehensive review of the City's design review process, tools and results.

The goals of the Design Overlay Zone Assessment (DOZA) are to:

- Document and assess how the design review process affects the quality of development;
- Create an opportunity for stakeholders to offer feedback about the current design review system;
- Identify how the structure, regulations, guidelines, administration and enforcement of the design review system affects outcomes;
- Identify changes to the design review system that can increase its effectiveness, efficiency and impact.

DOZA will result in a set of recommendations that will inform future projects affecting:

- Community Design Guidelines
- Community Design Standards (33.218)
- Central City Fundamental Design Guidelines
- The processes and tools used to administer these regulations

Design Review Basics

The purpose of the design overlay zone is to ensure the conservation, enhancement and continued vitality of the scenic, architectural or cultural values of each design district or area and to promote quality development near transit facilities.

There are two tracks for projects required to undergo design review. The **non-discretionary track** uses clear and objective Community Design Standards found in the Portland Zoning Code. Projects locating in the Central City and Gateway, large projects and projects that desire greater flexibility go through a **discretionary Land Use Review track**, which uses discretionary design guidelines and may include a public hearing at the Design Commission.



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Phases of Work

With the support of staff, a project consultant will proceed through the following phases:

- I. **Research** (mid-May – end of June 2016): Analyze the current set of regulations and processes in the (d) overlay and how they fit together. Research best practices from other cities, including discretionary design review and the application of nondiscretionary design standards.
- II. **Assessment** (beginning of June – mid-August 2016): Conduct a three-part assessment, including site analysis, focus group interviews, and questionnaires, resulting in a consolidated list of issues to address.
Design Commission briefing on Phase II tentatively scheduled for September 22, 2016 at 1:30 p.m.
- III. **Preliminary Recommendations and Workshop** (mid-August – mid-November 2016): Outline a set of preliminary recommendations to address each of the issues in Phase 2 and solicit public feedback.
- IV. **Final Recommendations** (mid-November – December 2016): Refine the proposal based on public input and present the final set of recommendations to Design Commission, Planning and Sustainability Commission and City Council. The final recommendations will inform future amendments to the Design Overlay zones.

Timeline



Stakeholder input

Presentations



Design Commission



Planning and Sustainability Commission



City Council

Contact

For more information about the Design Overlay Zone Assessment visit our website at www.portlandoregon.gov/bps/DOZA or contact Lora Lillard at 503-823-7721 or lora.lillard@portlandoregon.gov.



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