

# Design Overlay Zone Amendments

## DOZA Package

Coordinator: **Kathryn Hartinger**

### DOZA Process

*July 2017 - August 2018*  
Lead Bureau: **BPS**  
Lead Commission: **PSC**  
Project Manager: **Phil Nameny**

- 1 Amend the purpose statement for design review
- 2 Adjust the thresholds for design review
- 3 Realign the steps in the review process with the applicant design process
- 4 Improve public notice requirements
- 5 Miscellaneous code changes impacted by above

### DOZA Administration

*Ongoing*  
Lead Bureau: **BDS**  
Lead Commission: **DC**  
Project Manager: **Staci Monroe**

- Increase staff capacity
- Better manage Commission meetings and processes
- Improve public notice and involvement
- Develop new tools to support Commission deliberation
- Institute new trainings for staff and Commission
- Realign process steps

### DOZA Tools

*July 2017 - June 2019*  
Lead Bureau: **BPS**  
Project Manager: **Lora Lillard**

#### Standards

Lead Commission: **PSC**

#### Guidelines

Lead Commission: **DC**

# DOZA COMMISSION ROLES

Updated: 6/23/17

	DOZA Process	DOZA Tools	DOZA Administration
Lead Bureau	Bureau of Planning & Sustainability	Bureau of Planning & Sustainability	Bureau of Development Services
Project Type	Legislative	Legislative	Non-legislative
Project Manager	Phil Nameny	Lora Lillard	Staci Monroe
Lead Commission	Planning & Sustainability Commission	<i>Design Standards:</i> Planning & Sustainability Commission <i>Design Guidelines:</i> Design Commission	Design Commission
Partner Commissions, Committees	Historic Landmarks Commission, Development Review Advisory Committee, Urban Forestry Commission, Portland Commission on Disability		

**LEAD COMMISSION**                      **PARTNER COMMISSION/COMMITTEE**

**Discussion Draft**

Briefing, if needed

Briefing

**Proposed Draft**

Holds public hearing, makes recommendation

Testifies at Lead Commission

**Recommended Draft**

Presents recommendation to City Council

Testifies at City Council

DOZA PROCESS		Outreach and Commission Touchpoints Updated 6/23/17		DOZA TOOLS
June 2017	Finalize scope	PSC – scope – 6/27	Finalize scope	
July	Define Purpose	DC – scope, purpose – 7/6, 7/13 PSC – purpose – 7/25 HLC briefing 7/10 Public launch		
Aug				
Sept			<i>Develop Conceptual Framework</i>	
Oct	<i>Publish In-House Draft</i>	PSC Sub. DC		
Nov	Public Discussion Draft	DC - feedback to staff Public event	Finalize Conceptual Framework	
Dec		PSC briefing	<i>Test Guidelines &amp; Standards</i>	
Jan 2018		HLC briefing		
Feb	Publish Proposed Draft	DC briefing Public event PSC Sub. DC	<i>Guidelines &amp; Standards Workshops</i>	
Mar		PSC hearing		
Apr			<i>Publish In-House Draft</i>	
May	Publish Recommended Draft			
June		HLC briefing	Public Discussion Draft	
July		City Council hearing Public event		
Aug	<i>Amendments Effective</i>	PSC briefing DC briefing		
Sept			Public Discussion Draft	
Oct		PSC DC		
Nov		PSC hearing on standards DC hearing on guidelines		
Dec			Public Discussion Draft	
Jan 2019			Public Discussion Draft	
Feb				
Mar		City Council hearing		
Apr				
May				
June			<i>Amendments Effective</i>	

# DOZA -- Purpose of the Design Overlay Zone

*Working draft for discussion at the PSC and Design Commission in June/July 2017*

## DOZA Recommendations RE: Purpose Statement

*(\*Highlighted parts of the recommendation that give most pertinent direction)*

### B. 1 General: Clarify and revise the purpose and scope of the d-overlay.

- a. Revise the purpose statement for d-overlay to reflect current thinking.
- b. Simplify d-overlay terminology.
- c. Clarify the scope of design review.

### B.2 General: Sync the standards and guidelines.

1. Use a parallel structure for standards and guidelines.
2. Combine the standards and guidelines into one document.
3. Create a consistent format.
4. Separate out historic review criteria.

### B.3 General: Use the three tenets of design to simplify, consolidate, and revise the Standards and Guidelines.

- a. Respond to context.
- b. Elevate the public realm.
- c. Expand “quality and permanence.”

## Chapter 33.420 Design Overlay Zone

*(\*Highlighted parts of the code that signify a future shift in thinking)*

### 33.420.010 Purpose

The Design Overlay Zone promotes the conservation, enhancement, and continued vitality of areas of the City with special scenic, architectural, or cultural value.

The Design Overlay Zone also promotes quality high-density development adjacent to transit facilities.

This is achieved through the creation of design districts and applying the Design Overlay Zone as part of community planning projects, development of design guidelines for each district, and by requiring design review or compliance with the Community Design Standards.

In addition, design review or compliance with the Community Design Standards ensures that certain types of infill development will be compatible with the neighborhood and enhance the area.