



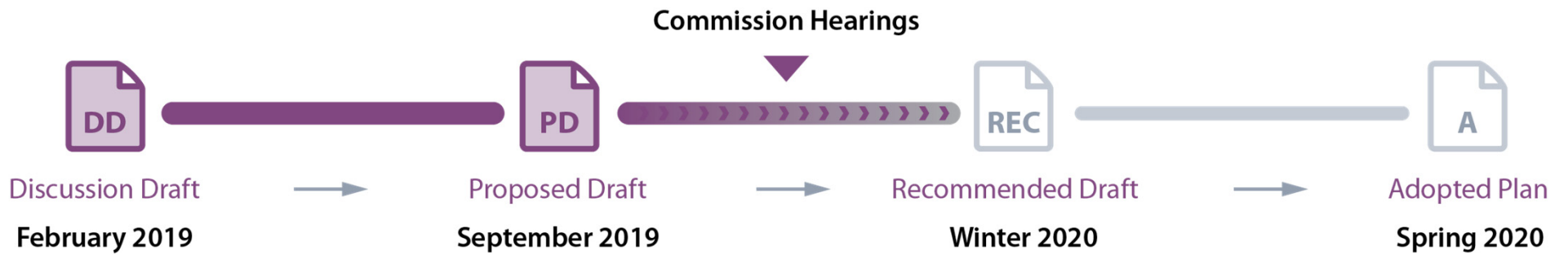
DOZA

Design Overlay Zone Amendments

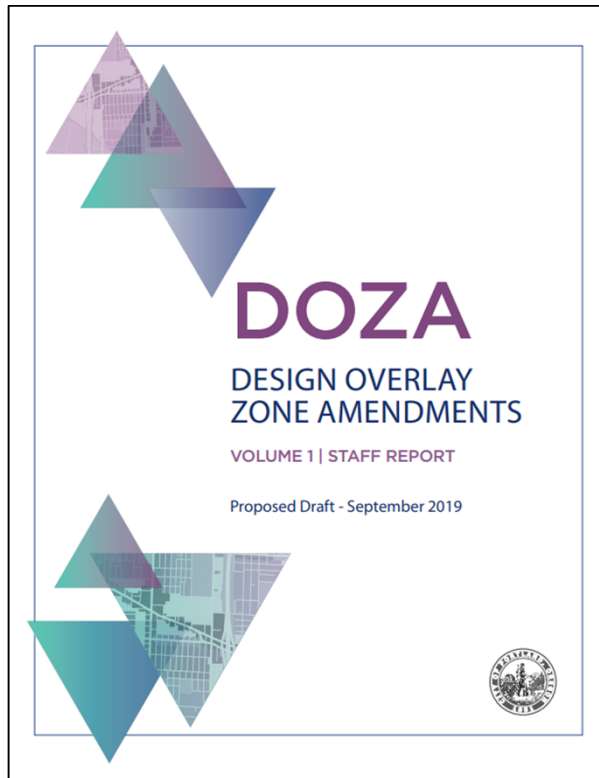
Joint Commission Hearing
Planning and Sustainability Commission
Design Commission

October 22, 2019

Timeline



What's in the DOZA Proposed Draft?



Volume 1: Staff Report

Volume 2: Code and Map Amendments

Volume 3: Portland Citywide Design Guidelines

Volume 4: Appendices (portlandoregon.gov/bps/doza)

- Appendix A: BDS Administrative Improvements
- Appendix B: Housing Affordability Memo (February 6, 2017)
- Appendix C: What We Heard Report
- Appendix D: Consultant Testing of Draft Standards and Guidelines

VALUE STATEMENTS

- The design of places matters
- Quality of design is more successful when it is inclusive
- Good design does not have to be expensive
- Design of new development should amplify character of a place and community
- Design can be discussed in everyday language



DOZA Proposals



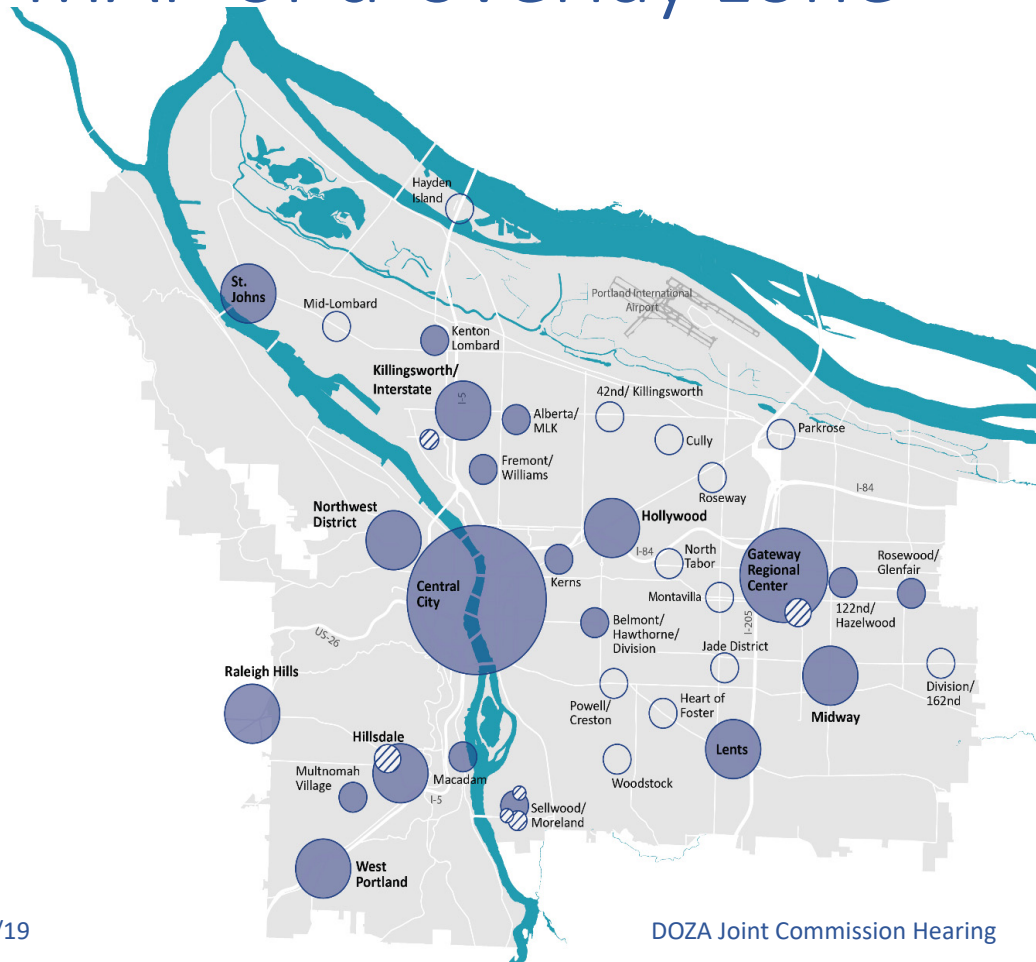
1. **PURPOSE** of the Design overlay zone
2. **MAP** of where the Design overlay zone applies
3. **THRESHOLDS** for reviewing projects
4. **PROCESS** for reviewing projects
5. **TOOLS** for evaluating projects
 - Portland Citywide Design Guidelines
 - Design Standards

1. Purpose of Design Overlay Zone



- Ensures that Portland is a city designed for people.
- Supports the city's evolution within current and emerging centers.
- Promotes design excellence through tools that:
 - Build on context by enhancing the distinctive physical, natural, historic and cultural qualities of the location while accommodating growth and change;
 - Contribute to a public realm that encourages social interaction and fosters inclusivity in people's daily experience; and
 - Promotes quality and long-term resilience in the face of changing demographics, climate and economy.

2. MAP of d-overlay zone

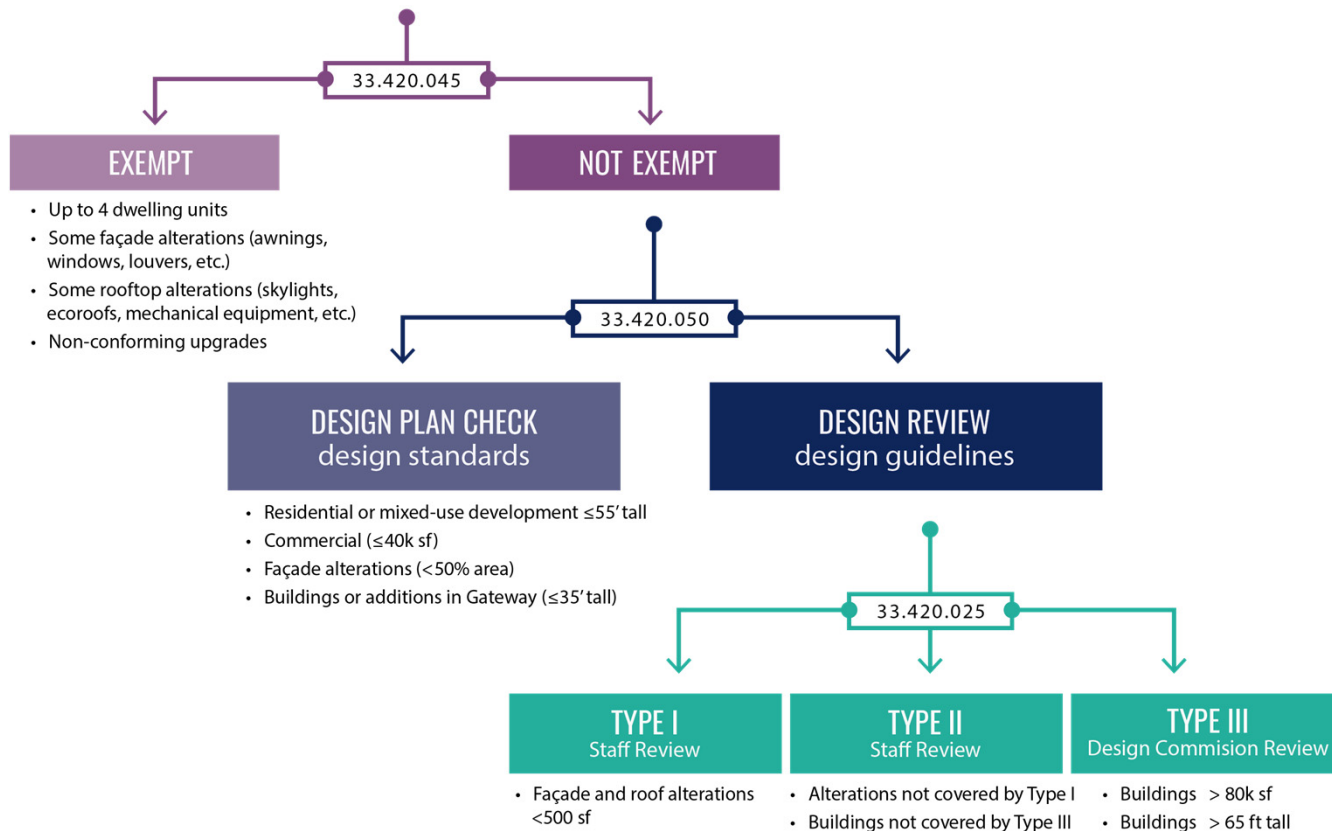


Remove the Design overlay zone from single-dwelling-zoned properties outside of the Terwilliger Design District

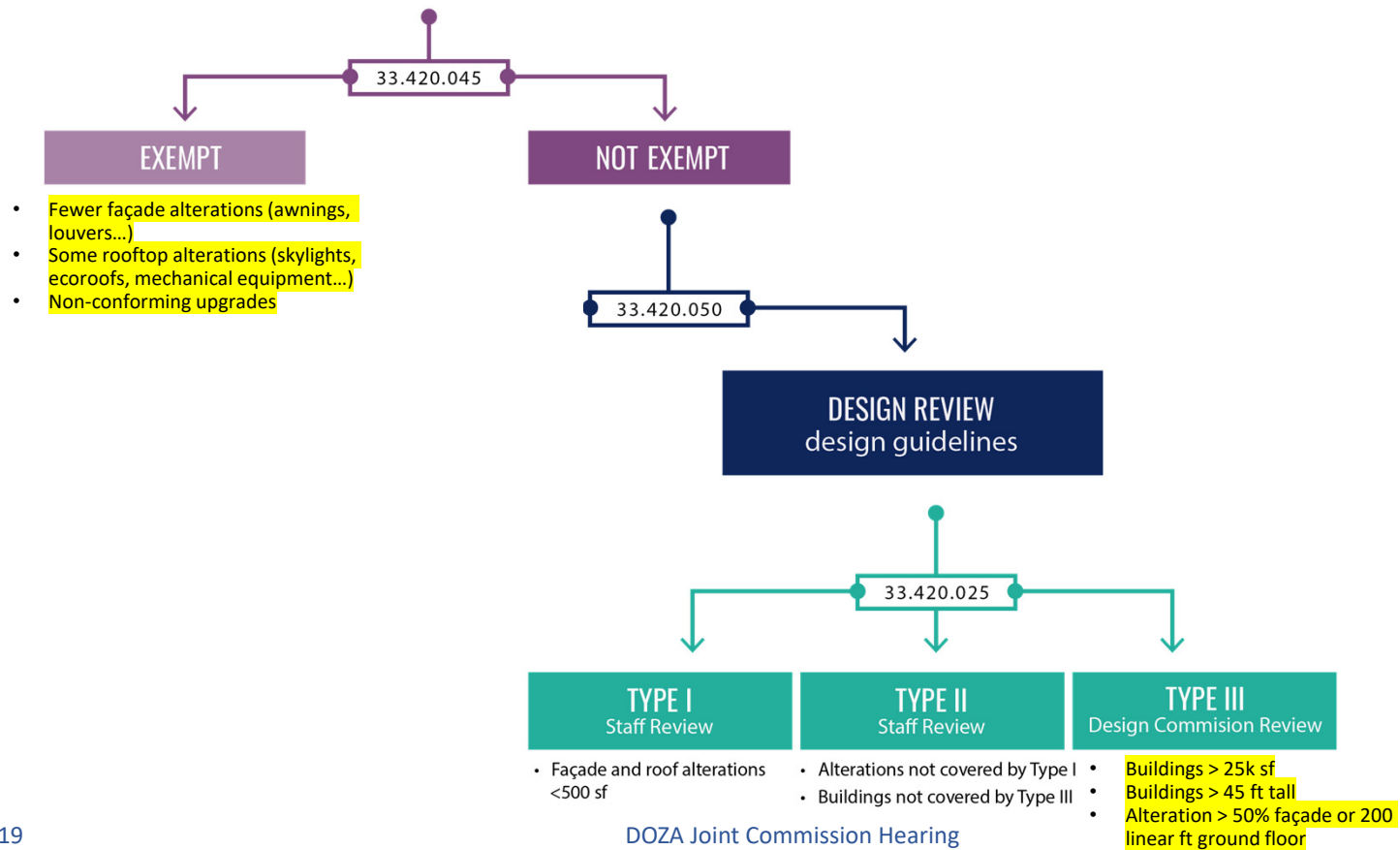
LEGEND

- Centers with design overlay
- Centers without design overlay
- Areas where proposal removes the design overlay from single-dwelling zoned properties

3a. THRESHOLDS for outside Central City



3b. THRESHOLDS for Central City

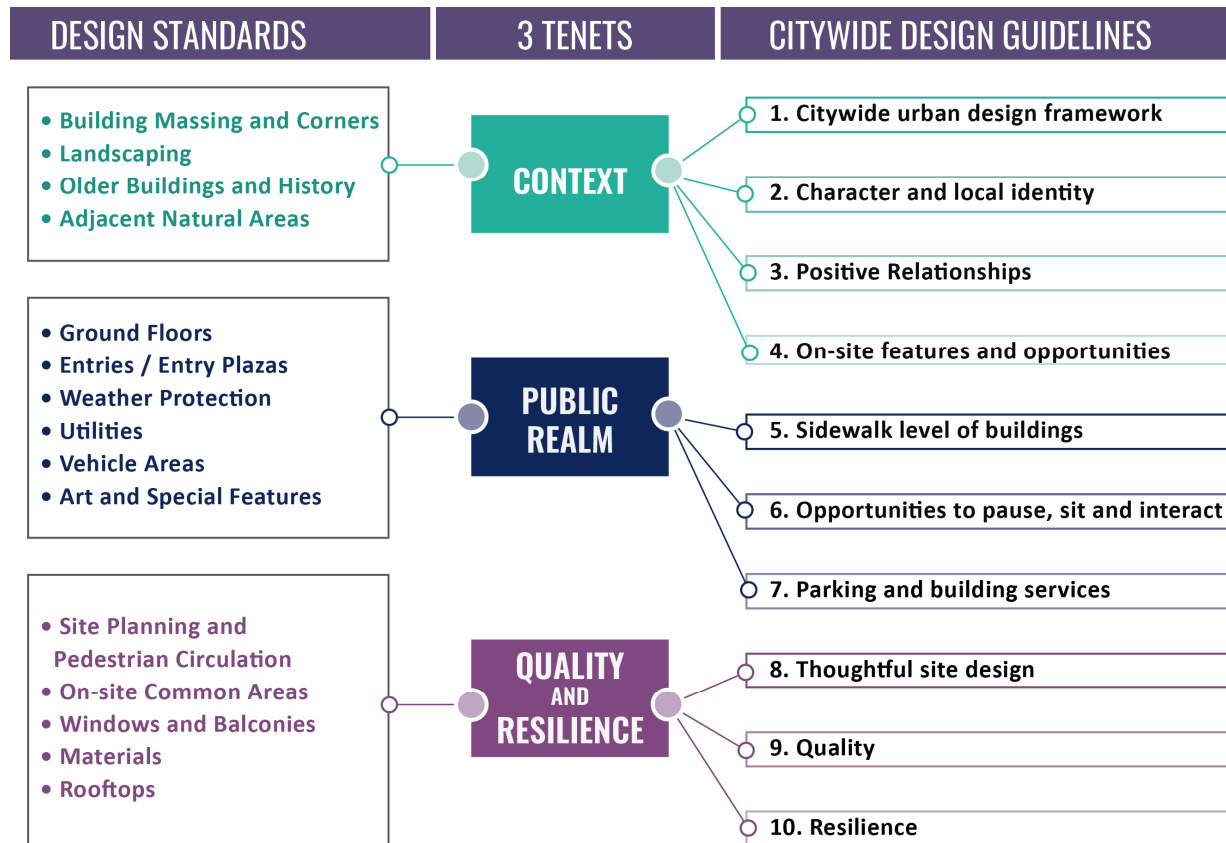


4. PROCESS for reviewing projects



- a. Update the Design Commission membership rules
- b. Align Type III process with applicant's process (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

5. TOOLS for reviewing projects

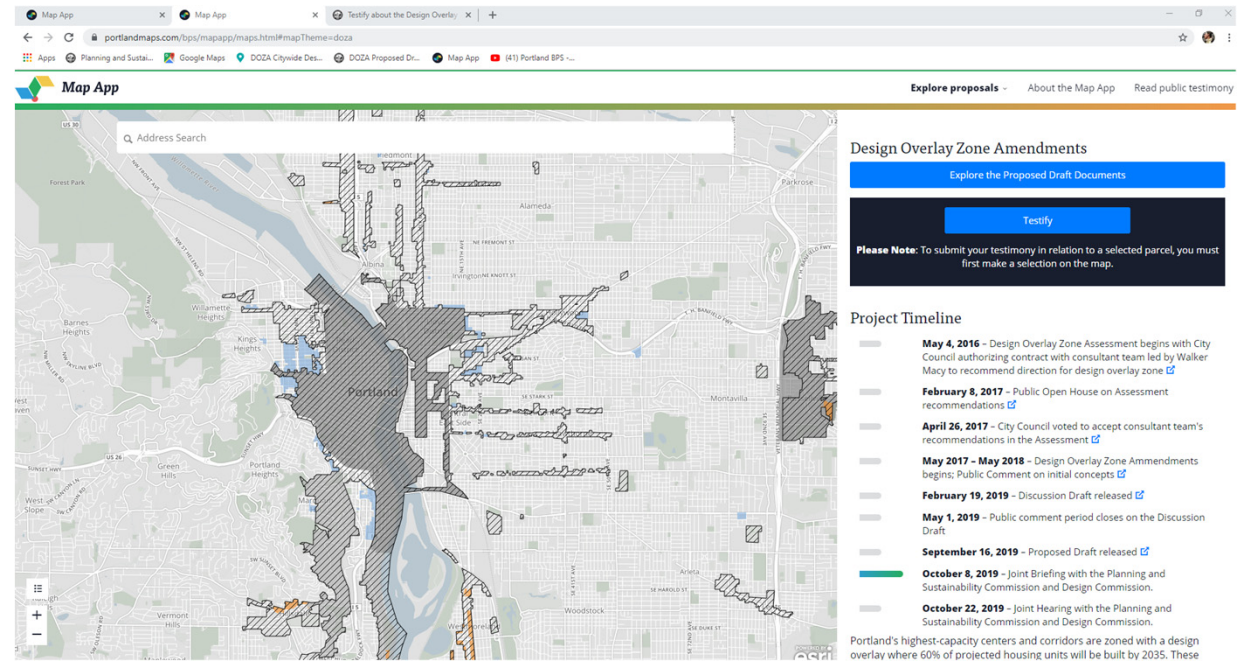


Public Testimony

- At the hearing today

- Map App:

- <https://www.portlandmaps.com/bps/testimony/>
- Select “DOZA”



The screenshot displays the 'Map App' interface for Design Overlay Zone (DOZA) amendments. The main map shows various zones in Portland, with several areas highlighted in grey to indicate the proposed amendments. A search bar is located at the top left of the map area. On the right side, there is a sidebar with the following elements:

- Design Overlay Zone Amendments**: A blue button labeled 'Explore the Proposed Draft Documents' and a black button labeled 'Testify'.
- Please Note**: A message stating, 'To submit your testimony in relation to a selected parcel, you must first make a selection on the map.'
- Project Timeline**: A list of key dates and events:
 - May 4, 2016 - Design Overlay Zone Assessment begins with City Council authorizing contract with consultant team led by Walker Macy to recommend direction for design overlay zone
 - February 8, 2017 - Public Open House on Assessment recommendations
 - April 26, 2017 - City Council voted to accept consultant team's recommendations in the Assessment
 - May 2017 - May 2018 - Design Overlay Zone Amendments begins; Public Comment on initial concepts
 - February 19, 2019 - Discussion Draft released
 - May 1, 2019 - Public comment period closes on the Discussion Draft
 - September 16, 2019 - Proposed Draft released
 - October 8, 2019 - Joint Briefing with the Planning and Sustainability Commission and Design Commission.
 - October 22, 2019 - Joint Hearing with the Planning and Sustainability Commission and Design Commission.
- A note at the bottom: 'Portland's highest-capacity centers and corridors are zoned with a design overlay where 60% of projected housing units will be built by 2035. These'

Public Testimony open until November 15 at 5pm