



DOZA

Design Overlay Zone Amendments

Work Session 2
Planning and Sustainability Commission

November 19, 2019

Agenda

10 min

- Chandra Robinson, Design Commission

5 min

- Testimony Summary

- Proposals:

15 min

1. **PURPOSE** of the Design overlay zone

(25 min total)

2. **MAP** of where the Design overlay zone applies

10 min

- **Proposal**

15 min

- **What we explored/Section 5**

(65 min total)

3. **THRESHOLDS** for reviewing projects

- **OUTSIDE OF CENTRAL CITY**

20 min

- Maximum Limits for use of Standards

20 min

- Types of Review

10 min

- Exemptions

- **INSIDE CENTRAL CITY**

10 min

- Types of Review

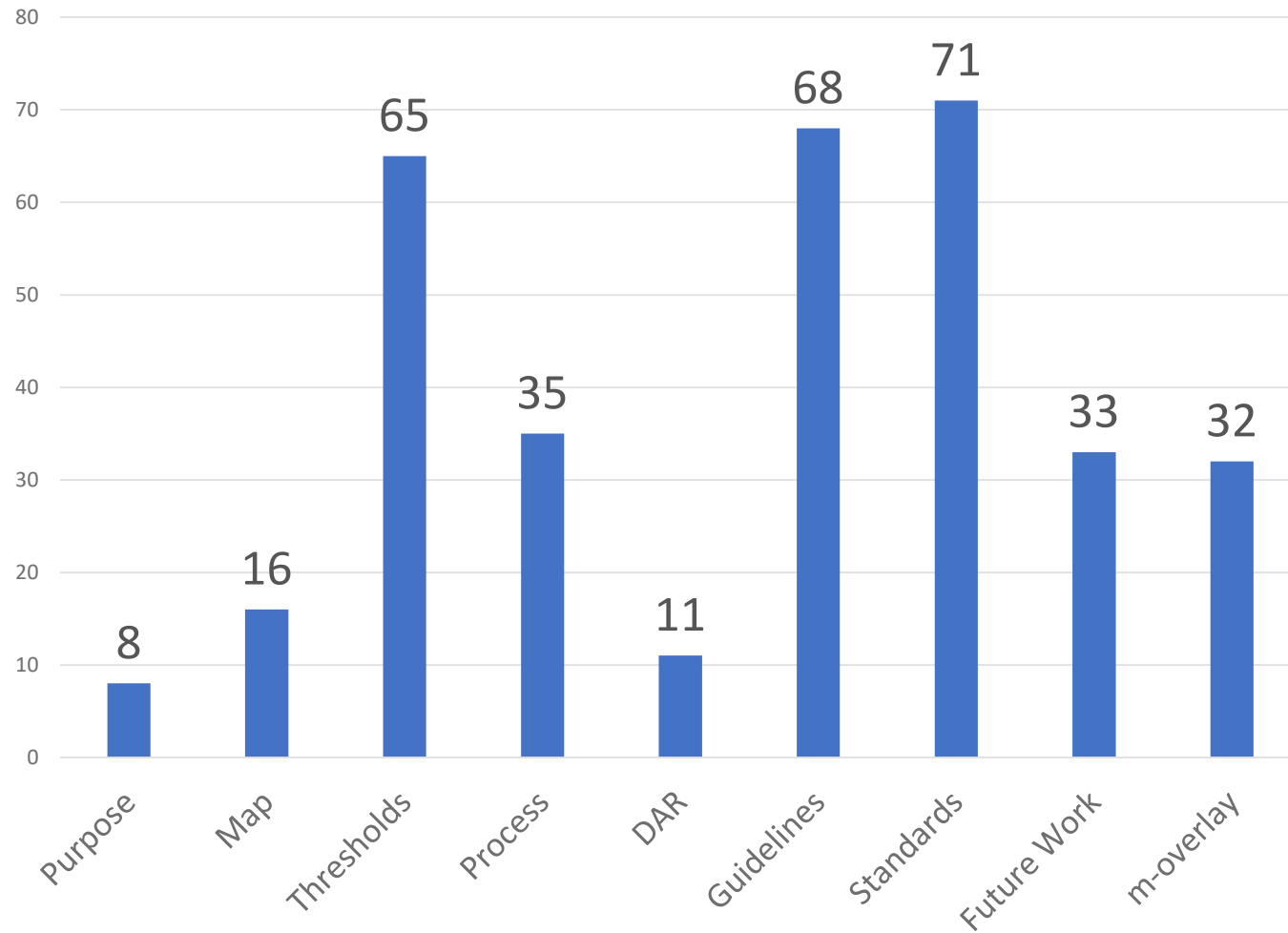
5 min

- Exemptions

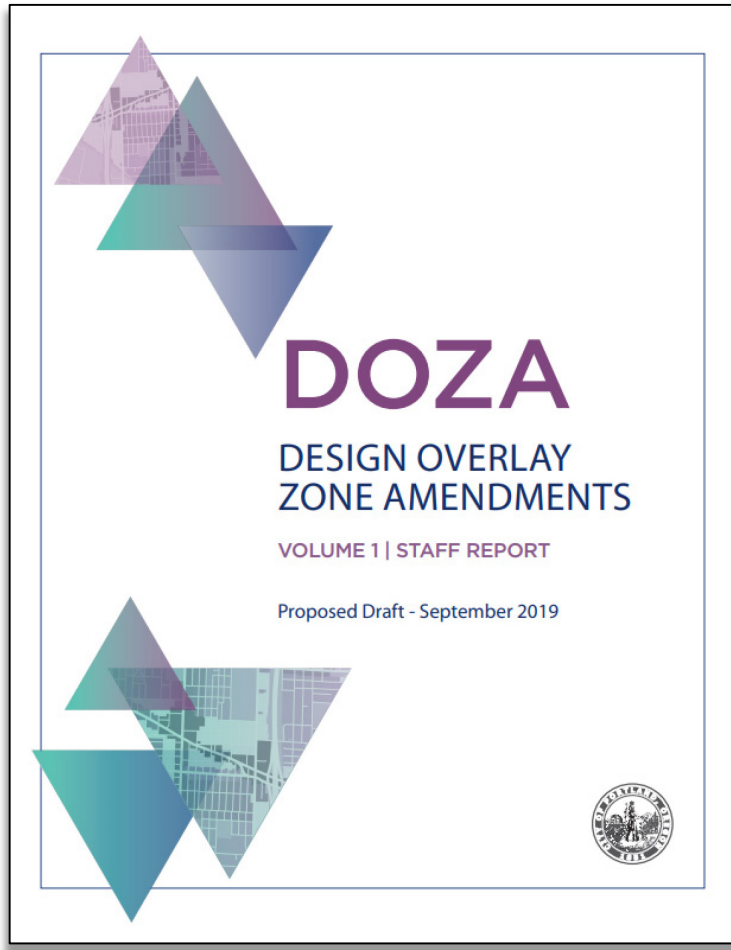
5 min

- Call for Standards Working Group

Snapshot of Testimony



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

1. Purpose of Design Overlay Zone



The Design overlay zone ensures that Portland is a city designed for people.

The Design overlay zone supports the city's evolution within current and emerging centers of civic life.

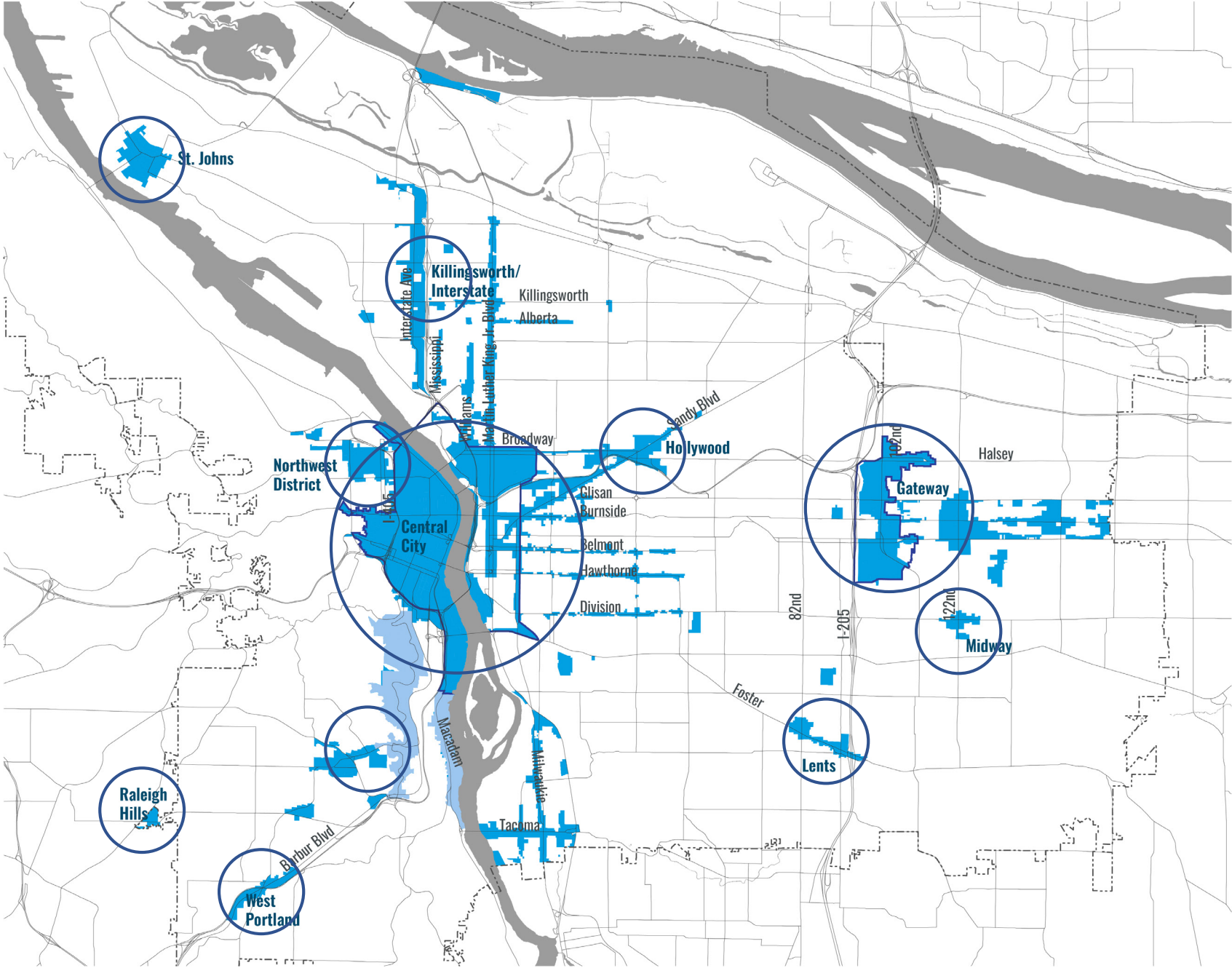
The overlay promotes design excellence in the built environment through the application of additional design guidelines and standards that:

- 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

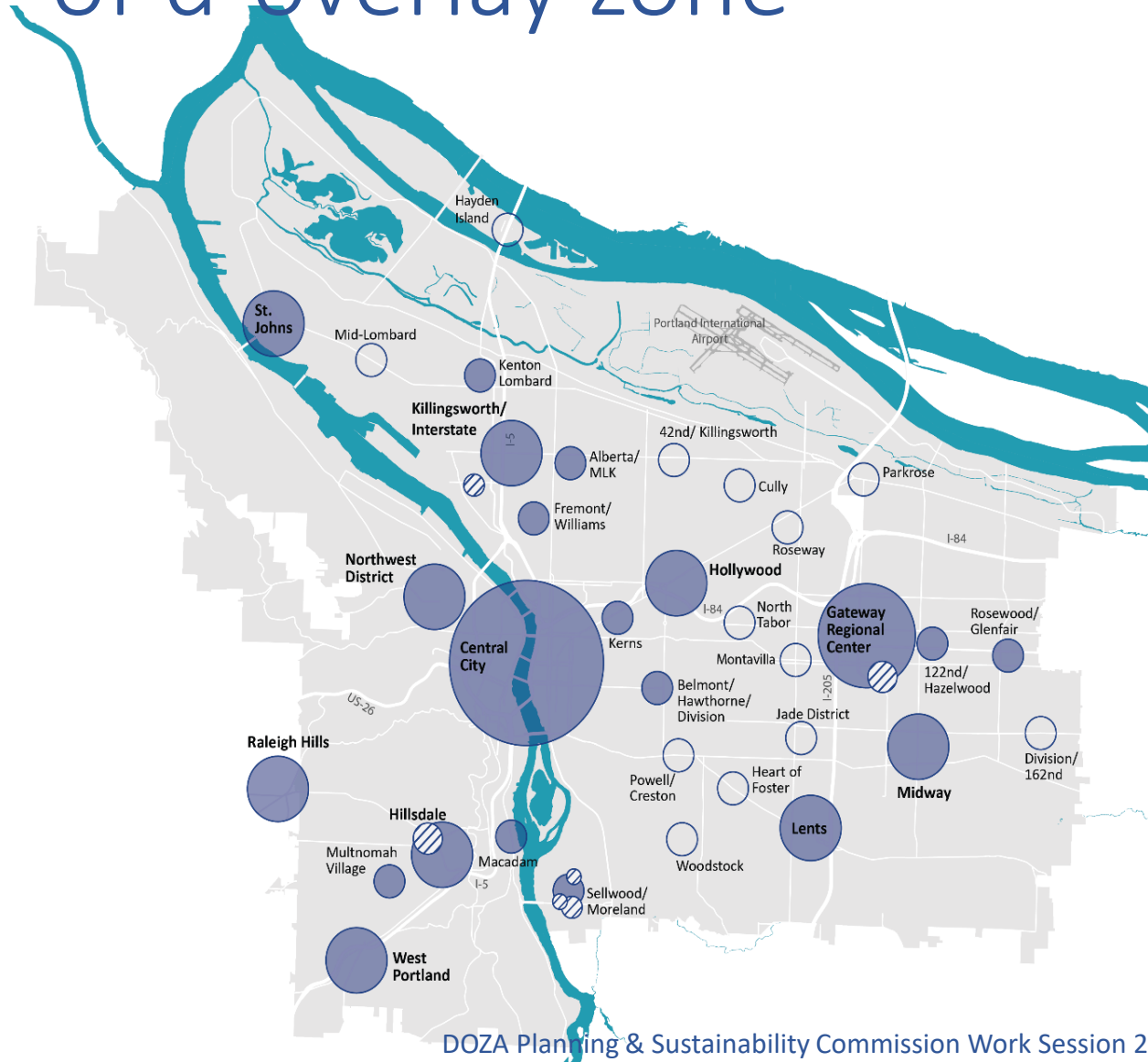
Pages 157-167

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



2. MAP of d-overlay zone

Pages 43-46



LEGEND

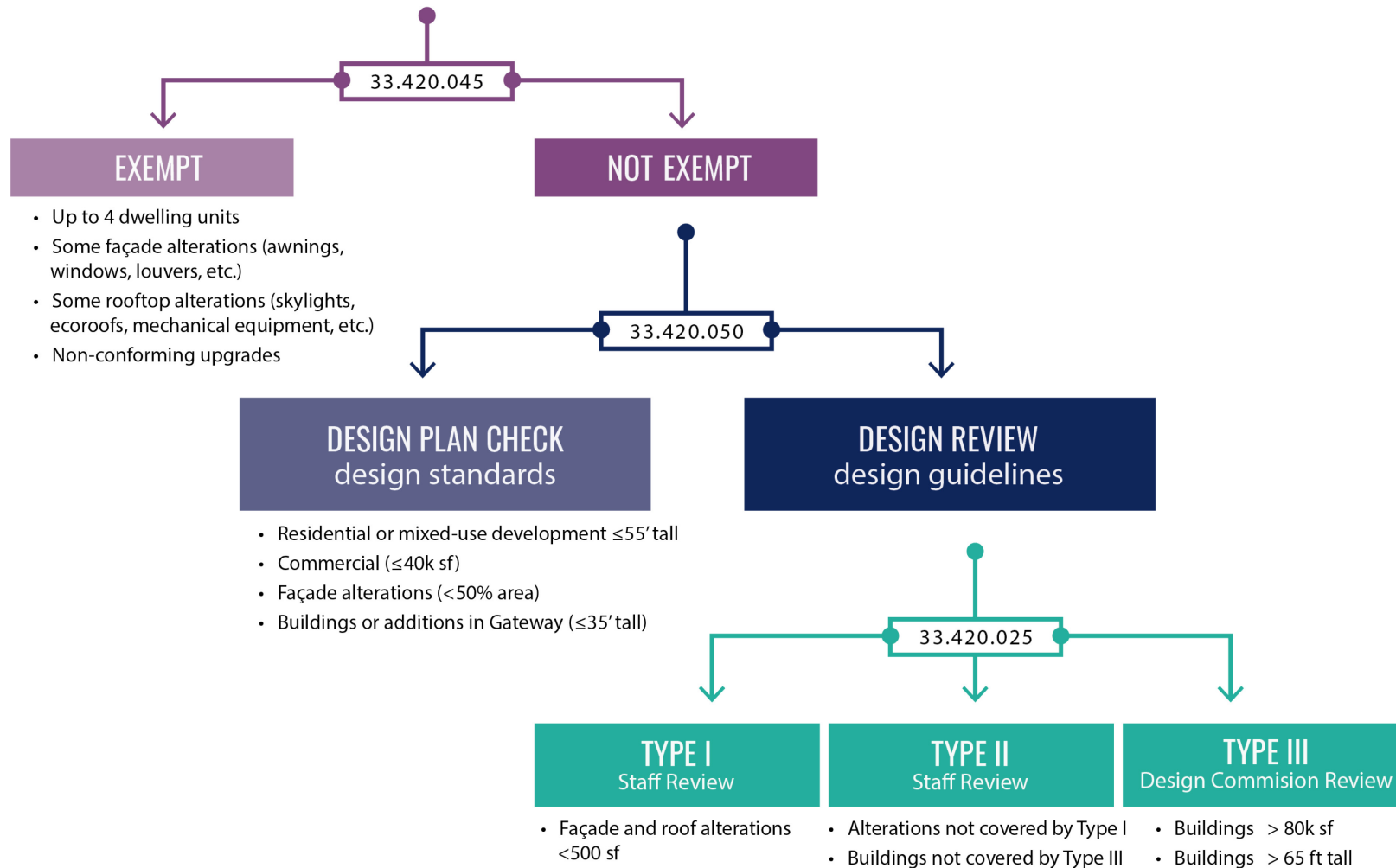
- Centers with design overlay
- Centers without design overlay
- Areas where proposal removes the design overlay from single-dwelling zoned properties

3. Thresholds for Design Overlay

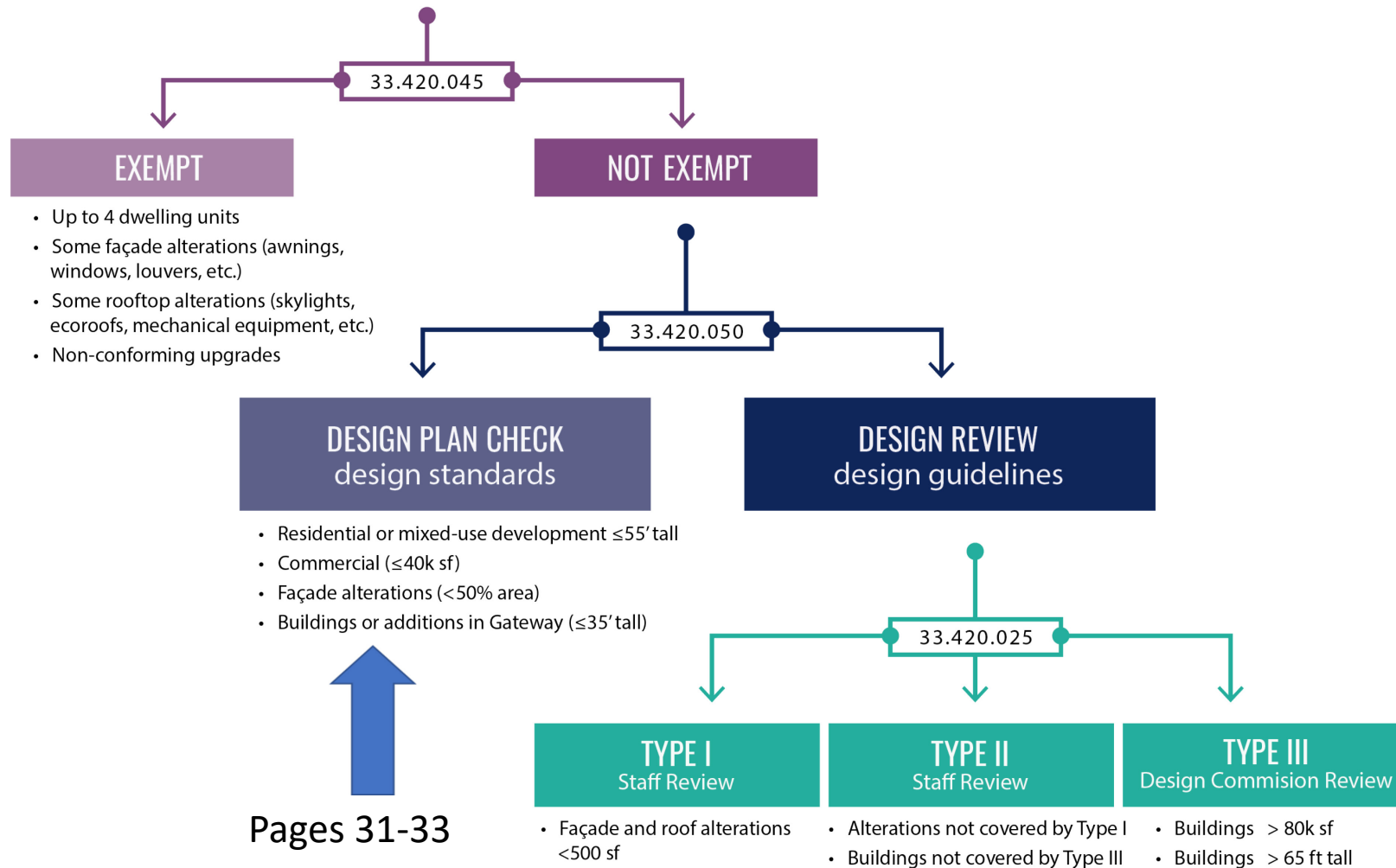
Goals of these changes (from assessment)

- Better align the level of review with impact of proposal
- Focus city resources on larger-impact projects
- Reduce burdens on small projects and alterations
- Base reviews on two geographic tiers
- Allow some projects in Gateway to use design standards

3a&c. THRESHOLDS for outside Central City

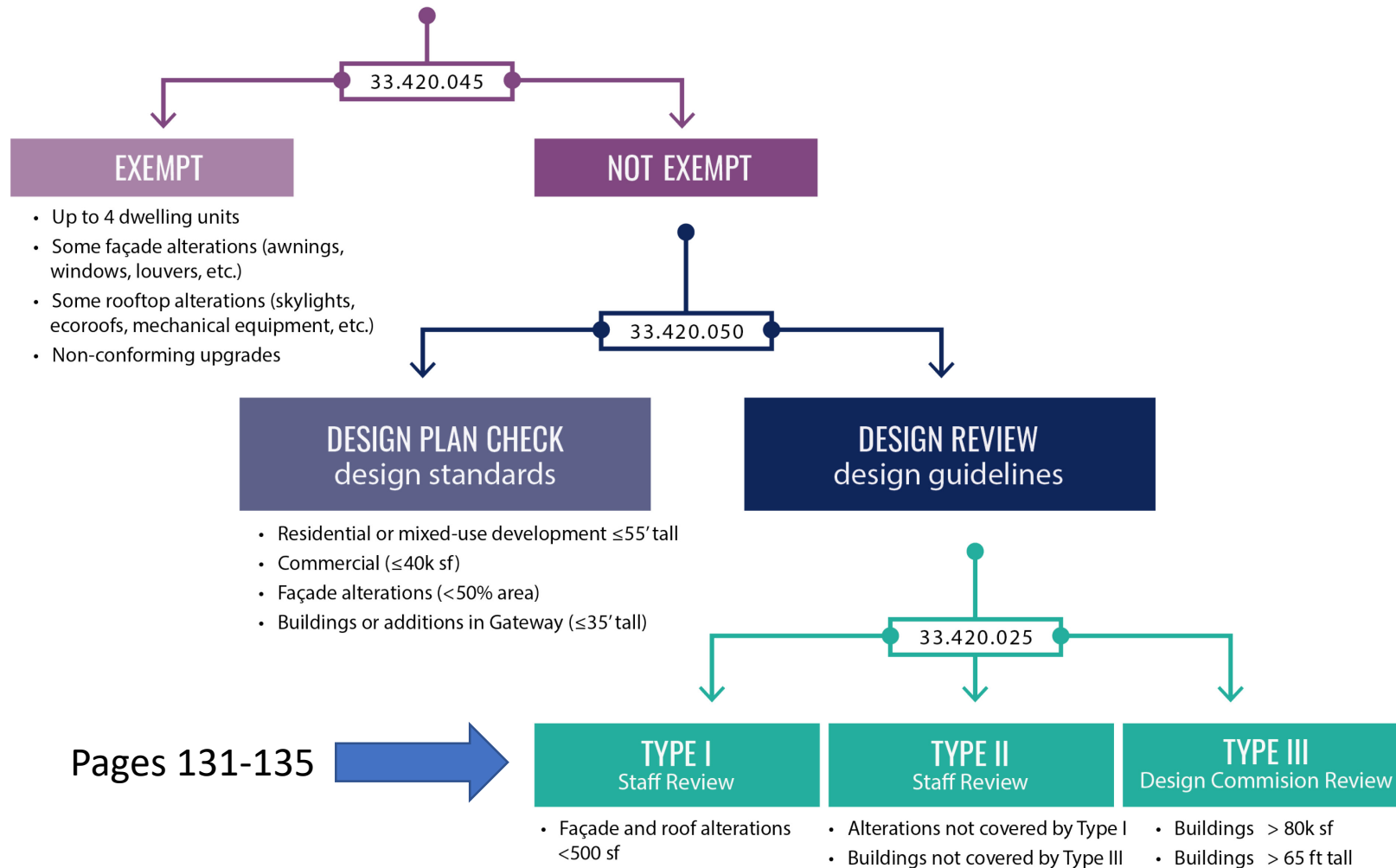


3a&c. THRESHOLDS for outside Central City



Pages 31-33

3a. THRESHOLDS for outside Central City



Pages 131-135



3a. THRESHOLDS for outside Central City



- New Construction
Mixed-residential or
Commercial-only Building:
- 16,000 sq ft site (80' x 200')
 - 54,400 sq ft building
 - 49-ft tall

Standards

Mixed/Residential Building
w/in maximums for using
Standards:

- Under 55-ft tall

Commercial-only Building is
too large to meet Standards

- Over 40,000 sq ft

3a. THRESHOLDS for outside Central City



Standards

Commercial-only Building

To meet standards,
development would knock off
a floor:

- Building at about 39-40,000 sq ft
- About 38-ft tall

3a. THRESHOLDS for outside Central City



Standards

Mixed/Residential Building w/ 5th floor would exceed maximum height to use Standards

Design Review

However, a Commercial-only or Mixed residential w/ 5th floor going through a Design Review would follow a Type II procedure.

- Under 65-ft height (estimated at about 60-ft)
- Under 80,000 sq. ft floor area (estimated at about 68,000 sq ft)

3a. THRESHOLDS for outside Central City



Design Review

Any building w/ 5th & 6th floor would have to go through Design Review. This would be a Type III Review:

- Height over 65-ft height (estimated at about 72-ft)
- Over 80,000 sq. ft floor area (estimated at about 81,000 sq ft)

(Note: Zoning on Division wouldn't allow this tall of a building – this is generally applicable only in CM3 and RM4 zones.)

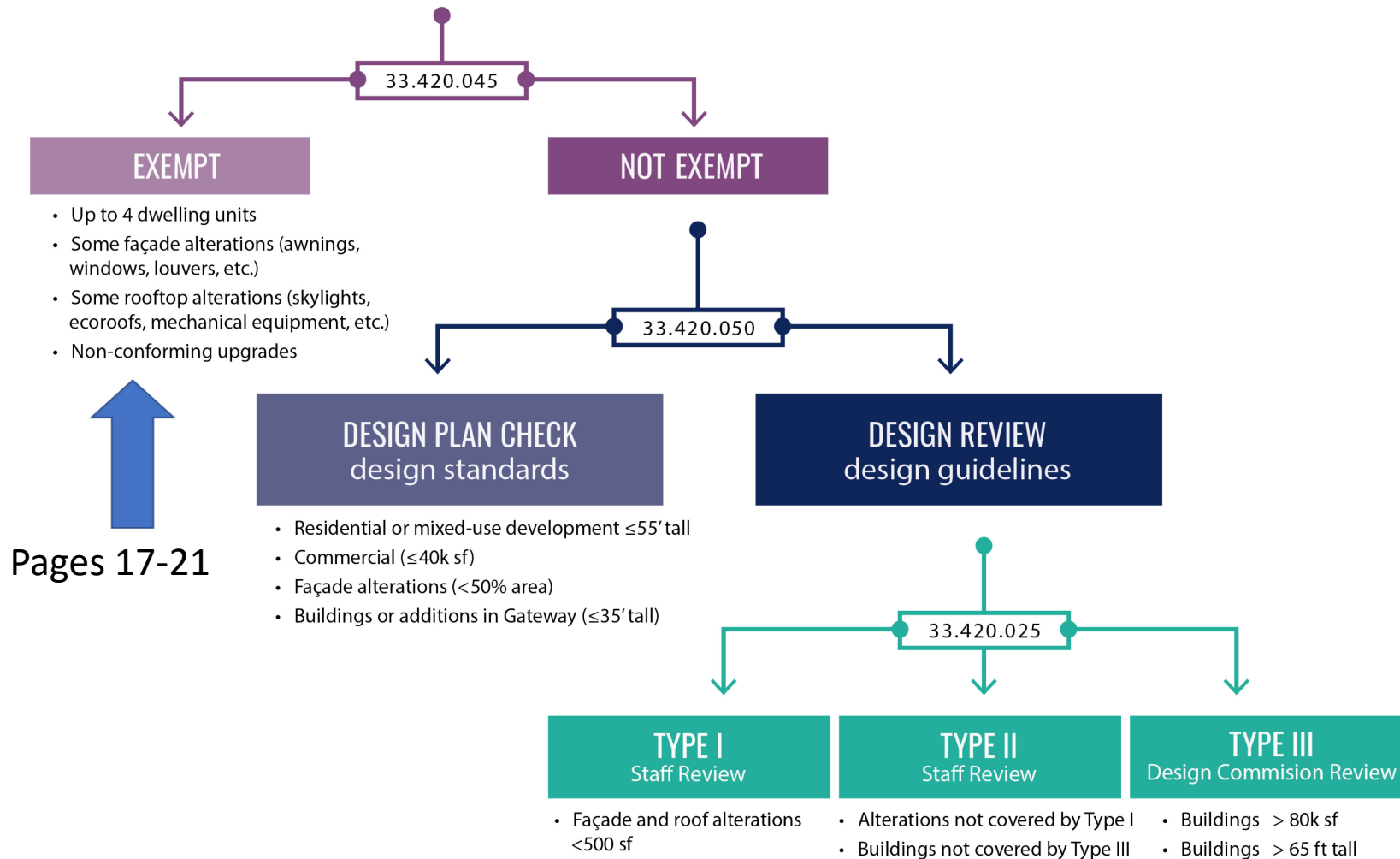
3a. THRESHOLDS for outside Central City



Standards vs Design Review
Note that site size has an effect on Design Review triggers.
(Example at Division & 50th)

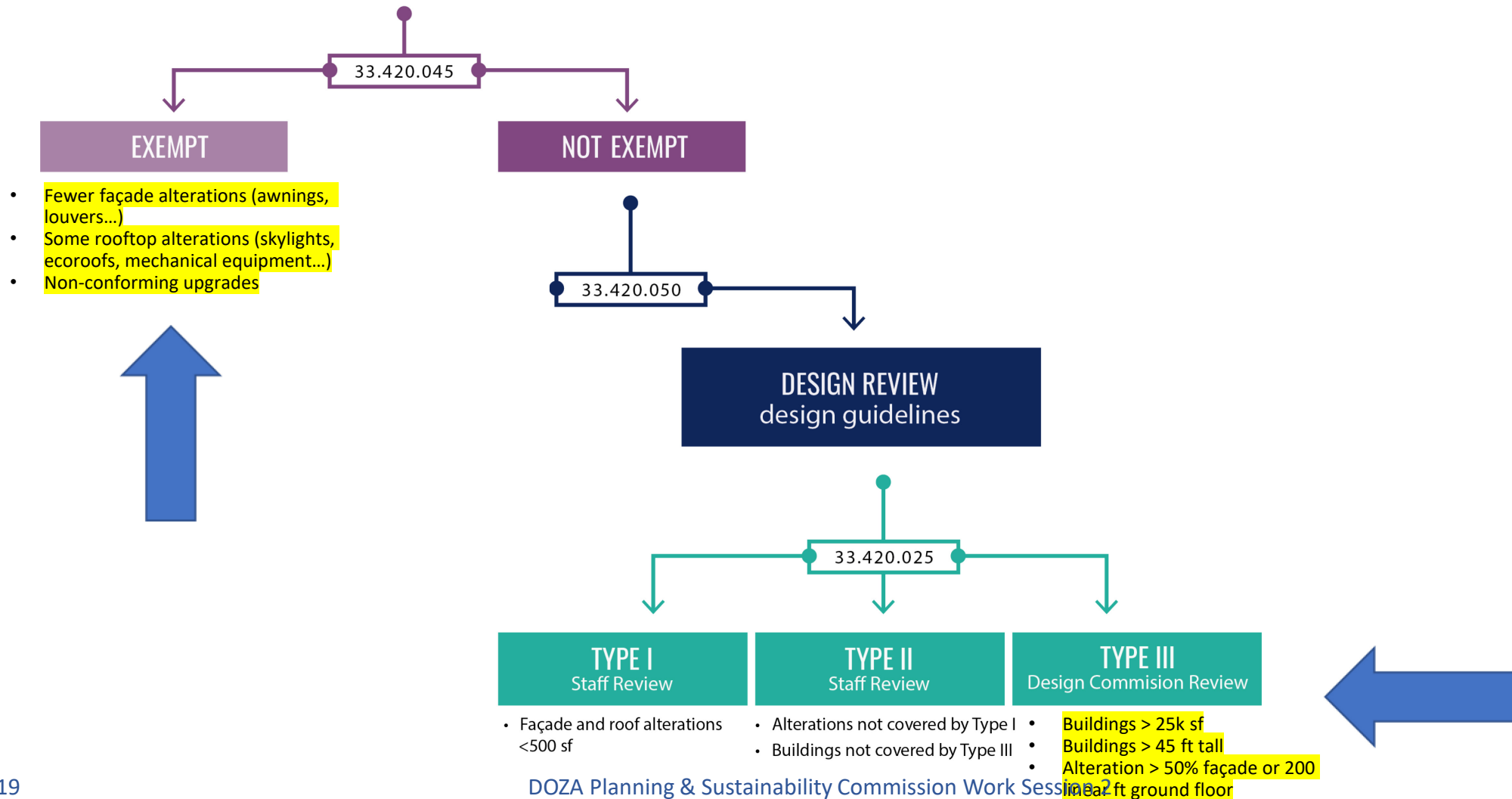
- This residential/commercial building is short enough to use standards (under 55-ft ht).
- If the project goes through Design Review, it would be a Type III review (96k sq ft on a 30k lot)

3a. THRESHOLDS for outside Central City



Pages 17-21

3b. THRESHOLDS for Central City



Next Steps

Action	Date
Standards Working Group	TBD
Work Session 3: Zoning Code: Process & Design Standards	December 17
3x3 Check-In PSC: Kat, Ben and Mike Design Commission: Julie, Jessica and Sam	Week of January 13
Work Session 4: Discuss PCS Amendments	January 28
Work Session 5: Final Discussion, Recommendation	February 11