



Bureau of Planning and Sustainability

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## MEMO

**DATE:** December 13, 2019

**TO:** Portland Planning & Sustainability Commission

**FROM:** Phil Nameny

**CC:** Lora Lillard, Sandra Wood

**SUBJECT:** DOZA Materials for PSC work session on December 17, 2019

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We look forward to our next work session on the Design Overlay Zone Amendments (DOZA), taking place at Prosper Portland (222 NW 5<sup>th</sup> Ave) on December 17 at 12:30 PM. Please bring all three printed volumes of the Proposed Draft to the work session, as we will be discussing elements from each volume.

We will be focusing the conversation on several proposals: Design Guideline 6, Design Standards, and Process. Attached to this memo are several documents for you to review for the work session discussion.

1. **Design Guideline 6.** Please look for an email on Monday with information for this agenda item. We will provide potential text suggestions to clarify the testimony provided by PSC to the Design Commission for Design Guideline 6.
2. **Design Standards – Potential Amendments List.** Attached is a list based on comments received from three PSC members as well as some technical amendments requested by staff. It is organized by the three tenets: Quality and Resilience, Public Realm and Context.

Quality and Resilience – The Standards Work Group met and sorted these into: no change, consent to change and discuss. The category is listed on the far right column.

Public Realm – The Standards Work Group didn't have time to review these, but Commissioners Spevak and Schultz sorted them individually and that is reflected in the far right column of the spreadsheet.



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Context – No one has sorted those by category, and we will unlikely have time to discuss these standards at the meeting on December 17.

**3. Proposal #4: Process – Potential Amendments List** – Attached is a table that provides potential amendments submitted by three PSC members. At this meeting we will focus on Proposal 4: Process – What is Design Review and How is It Changing?

In addition, we are attaching a **Map and Data of Design overlay areas and height allotments outside Central City**, per your request. We're happy to discuss this at a meeting, if requested. It should mainly inform your final discussion about thresholds, which was discussed at the work session on November 19.

We have created three sets of maps. The first two show mapped areas within the City (outside of the Central City and Gateway Plan Districts) and indicated the various height thresholds:

- 55-ft or less (where Design Standards would be allowed outside of Gateway)
- 55-65-ft (where the Design Standards would NOT be allowed, Type II Design Review would apply)
- more than 65-ft (where the Design Standards would NOT be allowed, Type III Design Review would apply)

A third map is specific to the Gateway plan district and indicates areas where height thresholds are 35-ft or less, 35-65 ft and more than 65-ft.

Areas with the 'd' overlay are hatched. There is also a table showing the acreage. The main difference city wide is with areas zoned CM3 where their base maximum is 65-ft and their bonus maximum is 75-ft. That appears to be the majority of the 300+ acres affected.

Staff is still working on developing information on the impact of the Design overlay on the cost of development. This will be shared at a future work session.

