



Bureau of Planning and Sustainability

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## MEMO

**DATE:** June 2, 2020

**TO:** Portland Planning and Sustainability Commission

**FROM:** Phil Nameny

**CC:** DOZA Project Team

**SUBJECT:** Design Overlay Zone Amendments (DOZA) Work Session on Amendments on June 9, 2020

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At the June 9, 2020 PSC meeting, BPS staff will present two lists of amendments to the *Proposed Draft for DOZA* (Design Overlay Zone Amendments). These are changes suggested by the PSC during the work sessions held since the closure of testimony last November. In addition, BPS staff met several times with a group of PSC and Design Commission members, known as the ‘3x3’ during the first quarter of 2020 to discuss the proposals and make final suggestions. These sessions were divided into discussions on *process* and on *design standards*.

The two attachments of amendments are based on these discussions. B

Attachment A is an updated list of 20 process amendments that were considered by the PSC on April 28. At that meeting, we discussed all except Item #20 and the PSC asked for further changes to 4 items. The text that is highlighted in gray indicates where changes were made. Unless there is a request to discuss one of the changes, we will treat this list as a consent list.

Attachment B addresses the PSC comments/requests to amend the design standards and related components. All areas of change from the *Proposed Draft* are highlighted. Those highlighted in gray are consent items. Those highlighted in yellow are for discussion.



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Attachment B contains three parts:

- A new proposal to address the PSC’s decision to allow **taller buildings** (over 55-feet) to use the Design Standards.
- Revised **Design Standards** (Table 420-2), based on a PSC’s work session on 2/25, the Standards Working Group and the 3x3 discussions.
- Changes to the **Exterior Finish Materials Table** (Table 420-3), based on comments from the PSC and the 3x3. In addition, staff have proposed to further define material types based on concerns heard from staff and the Design Commission about how the number of materials are counted.

Please review the attached changes against the original *Proposed Draft* in Volume 2 and come prepared to discuss and vote on these amendments. Feel free to let me know in advance if you’d like to pull any item off consent (gray highlight). All language highlighted in yellow will be discussed.

For questions, contact Phil Nameny at [phil.nameny@portlandoregon.gov](mailto:phil.nameny@portlandoregon.gov).



## ATTACHMENT A - DOZA Process Changes

### PSC Work Session on June 9, 2020

The following is an update of the amendments originally proposed to the PSC on 4/28. Items highlighted in gray are the ones the PSC asked staff to redraft prior to making their recommendation. Lastly, Item #20 was not discussed on 4/28 and needs a recommendation from the PSC. These items will be brought forward as a consent list for a single vote, unless a Commissioner requests they be pulled from consent.

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16	Thresholds: Increase height of buildings that can use standards from 55 to 75 feet (33.420.050)	Pg 31
17	Amend Design Commission membership to add Sustainability and Natural Resource experts to list (33.710.050)	Pg 113
18	Consider not limiting number of DARs (design advice requests) [NO AMENDMENT] (33.730.050)	Pg 125
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20	Retain current language to address changes to approved buildings not yet completed. (33.825.025)	Pg 131

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## **ITEM #1**

### **VARIOUS TECHNICAL AMENDMENTS**

*Amend various areas of the code/ commentary where typos and other small edits are needed to clarify intent.*

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## **ITEM #2 (No change from 4/28)**

### **PURPOSE STATEMENT**

*Add a reference to the purpose statement (and Design Guidelines introduction) that reflects that the Design overlay zone balances the design of the physical city with the natural environment. The change is highlighted below.*

#### **33.420.010 Purpose**

The Design overlay zone ensures that Portland is both a city designed for people and a city in harmony with nature. 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 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
- Promote quality and long-term resilience in the face of changing demographics, climate and economy.

~~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.~~

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**ITEM #3 (No change from 4/28)**

**ADDITIONS TO COMMENTARY ABOUT APPLYING THE DESIGN OVERLAY**

*Expand the commentary under the Section “Applying the Design Overlay Zone” to provide additional history about where the Design overlay zone has been applied in the past. This addition is highlighted below.*

**33.420.021 Applying the Design Overlay Zone** These revisions incorporate the changes from the Comprehensive Plan Update for qualifying areas for the Design overlay zone. The Design overlay zone has expanded over the years beginning with its start in the downtown core and areas of special features like the Terwilliger Parkway. It was expanded into additional areas as part of the Albina and Outer Southeast plans. It has more recently been applied to several centers that have undergone area plans such as Hollywood, Gateway and St. Johns. As part of the Comprehensive Plan Update, many commercial centers and corridors were assigned the Design overlay zone based on the anticipated growth in those areas. The code change recognizes the more general application of the Design overlay zone to areas of growth. However, the section still acknowledges the past application of the Design overlay zone to areas that contain a distinct development pattern including such places as the Marquam Hill design district.

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## **ITEM #4**

### **PSC ROLE IN ESTABLISHING/AMENDING DESIGN GUIDELINES**

Staff had originally proposed to not amend the zoning code and allow the PSC and the Design Commission to informally decide how and when to share public hearings and testimony for regulations and guidelines related to the Design overlay zone. At the 4/28 work session, the PSC requested that staff codify the joint hearing process that was used for DOZA to apply in any situation where design guidelines or design standards are being created or modified in the Design overlay zone.

This amendment requires that any legislative project that adds or edits language related to design guidelines or design standards will require a joint hearing with both Commissions before each Commission can separately make their recommendation to City Council on the portion they have authority over.

### **33.720.030 Legislative Land Use Reviews**

- A. Legislative land use reviews, unless stated otherwise in Subsections B or C, ~~below~~, are assigned to the Planning and Sustainability Commission, who will make a recommendation to City Council.
  - B. Design Guidelines in Historic Districts and Conservation Districts are ~~assigned to~~ adopted by the Historic Landmarks Commission, ~~who will make a recommendation before being submitted to the City Council for adoption.~~
  - C. Design guidelines and design standards in the Design overlay zone and design districts are ~~assigned to~~ adopted by the following commissions after a joint hearing held with the Planning and Sustainability Commission and the Design Commission:
    - 1. The design guidelines will be assigned to the Design Commission, who will make a recommendation before being submitted to the City Council for adoption.
    - 2. The design standards located in Title 33 will be assigned to the Planning and Sustainability Commission, who will make a recommendation to City Council.
  - D. Final action on all legislative land use reviews is by the City Council.
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**ITEM #5 (No change from 4/28) – Note Item #7 Bridges also amends this table.**

**THRESHOLD FOR ALTERATIONS IN THE CENTRAL CITY PLAN DISTRICT**

This amendment reassigns the procedure type for alterations in the Central City that do not increase floor area from a Type III to a Type II procedure. Consequently, the only alteration triggering a Type III review within the CCPD is one that adds floor area at a similar intensity as the Type III threshold for a new building. (note footnote #1 addresses height exceptions from Item #16.)

<b>Table 825-1</b>			
<b>Procedure Type for Design Review Proposals</b>			
<b>Geographic Area</b>	<b>Proposal</b>	<b>Threshold</b>	<b>Procedure</b>
Central City Plan District	New development or new building(s) on a site with existing development	1) New floor area is > 25,000 s.f. or 2) New building height is > 45-ft. [1]	Type III [2]
		All other new development or new buildings	Type II
	Exterior alteration to existing development	Addition to an existing building > 45-ft height [1], and adds > 25,000 s.f. of floor area	Type III [2]
		Exterior alteration affecting 500 s.f. or less of façade or roof area	Type I
		All other exterior alterations	Type II
	All Other Areas Subject to Design Review	New development or new building(s) on a site with existing development	1) New floor area is > 80,000 s.f. or 2) New building height is > 65-ft. [1]
All other new development or new buildings			Type II
Exterior alteration to existing development		Addition to an existing building > 65-ft height [1], and adds > 50,000 s.f. of floor area	Type III [2]
		Exterior alteration affecting 500 s.f. or less of façade or roof area	Type I
		All other exterior alteration	Type II
Exterior development not listed above			Type II

[1] The height threshold does not include additional height allowed through a height exception in the bases zone.

[2] An affordable housing project that qualifies as a City Subsidy Project under Title 30 may choose a Type III or Type II review procedure. At least 20% of the total number of dwelling units must be affordable to those households earning no more than 60 percent of the area median family income (MFI). As part of the application, the applicant must provide a letter from the Portland Housing Bureau confirming that the project qualifies as a City Subsidy Project that meets the above requirements.

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## **ITEM #6 (No change from 4/28)**

### **CLARIFY WHEN MITIGATION MAY, OR MAY NOT ALWAYS BE REQUIRED FOR MULTIPLE MODIFICATIONS.**

*The previous proposed language implies that proposals with multiple modifications will always need to provide mitigation for the cumulative impact of the modifications. The revision rewords the approval criteria for the modification, separating out the mitigation criteria and prefacing it with the term “any impacts”, meaning that the criteria is applicable only if there are impacts. The new wording more closely follows existing wording for the Adjustment approval criteria.*

### **33.825.040 Modifications That Will Better Meet Design Review Requirements**

The review body may consider modification of site-related development standards, including the sign standards of Chapters 32.32 and 32.34 of the Sign Code, as part of the design review process. The review body may not consider modifications to standards for which adjustments are prohibited. Modifications are done as part of design review and are not required to go through the adjustment process. Adjustments to use-related development standards (such as floor area ratios, intensity of use, size of the use, number of units, or standards that are calculated based upon the size or intensity of the concentration of uses such as parking or loading standards) are required to go through the adjustment process. Modifications that are denied through design review may be requested as an adjustment through the adjustment process. The review body will approve requested modifications if it finds that the applicant has shown that the following approval criteria are met:

- A. Better meets design guidelines.** The resulting development will better meet the applicable design guidelines; and
- B. Purpose of the standard.** On balance, the proposal will be consistent with the purpose of the standard for which a modification is requested.
- C. Mitigation of impacts.** Any impacts resulting from the modifications are mitigated to the extent practical.

## **ITEM #7**

### **BRIDGES AND DESIGN REVIEW REQUIREMENTS**

*The 3x3 suggested requiring larger bridges to go through a DAR, but not require a design review. (Note, current code states that non-standard right-of-way improvements require design review, whereas standard improvements are exempt.)*

*On 4/28, the PSC directed staff to return with a revised proposal which would require all bridges with a horizontal span over 60 feet to go through the Type III Design Review process because major infrastructure projects create changes in the area similar to a larger building. The PSC did not clarify if this new procedure should only apply to a new bridge proposal or also apply to any bridge alterations. Since a new bridge has a much greater impact than alterations to an existing bridge, staff has proposed that the Type III process only apply to new bridges.*



**Related notes:**

- This would also invoke a pre-application conference prior to submitting for the review.
- In several situations a new bridge will also be subject to a separate environmental review or greenway review. It is only in the South Waterfront subdistrict where the Greenway Review is incorporated into the Design Review.
- This amendment keeps the bridge exemption to provide clarity that both new bridges that are smaller and alterations to existing bridges are exempt.

**33.420.041 When Design Review or Meeting Design Standards is Required**

Unless exempted by Section 33.420.045, Items Exempt From Design Review and Design Standards, design review is required for the following must meet the design standards or be approved through design review:

- A. New development;
- B. Exterior alterations to existing development, ~~including changes to exterior color when the existing color was specifically required by a design review approval;~~
- C. Nonstandard improvements in the public right-of-way such as street lights, street furniture, planters, public art, sidewalk and street paving materials, ~~and landscaping,~~ and new bridges. Nonstandard improvements in the public right-of-way must receive ~~prior~~ approval from the City Engineer prior to applying for design review. Improvements that meet the City Engineer's standards are exempt from this chapter design review;
- D. Items identified in the Citywide Policy on Encroachments in the Public Right-of-Way or Title 17, Public Improvements, as requiring design review;
- E. Removal of trees 6 or more inches in diameter in the South Auditorium plan district;
- ~~F. Exterior signs larger than 32 square feet, except in the South Auditorium plan district, where all signs are subject to design review;~~
- ~~FG.~~ Where City Council requires design review of a proposal because it is considered to have major design significance to the City. In these instances, the City Council will provide design guidelines by which the proposal will be reviewed, and specify the review procedure; and
- ~~GH.~~ Floating structures, except individual houseboats, ~~and~~
- ~~I. In the Marquam Hill plan district, proposals to develop or improve formal open area required by Chapter 33.555. This includes designating existing open areas as formal open areas.~~

*Note that the bridge exemption is kept to address both bridges with a span of 60-feet or less as well as to exempt alterations to existing bridges.*

**Additional Change to 33.420.050, Design Standards**

*If a bridge applicant doesn't elect to use the DAR, this new language under 33.420.050 states that the bridge cannot use the objective design standards and must go through design review.*

- ~~B.~~ The Community Design Standards may not be used as an alternative to design review as follows:
  - 1-4. *[Other changes shown under Item #16 below]*
  - ~~E5.~~ Non-standard improvements in the right-of-way, bridges, or other encroachments into the right of way identified in other City Titles as requiring design review;

<b>Table 825-1 Procedure Type for Design Review Proposals</b>			
<b>Geographic Area</b>	<b>Proposal</b>	<b>Threshold</b>	<b>Procedure</b>
<u>Central City Plan District</u>	<u>Bridge</u>	<u>Non exempt</u>	<u>Type III</u>
	<u>New development or new building(s) on a site with existing development</u>	<u>1) New floor area is &gt; 25,000 s.f. or 2) New building height is &gt; 45-ft. [1]</u>	<u>Type III [2]</u>
		<u>All other new development or new buildings</u>	<u>Type II</u>
	<u>Exterior alteration to existing development</u>	<u>Addition to an existing building &gt; 45-ft height [1], and adds &gt; 25,000 s.f. of floor area</u>	<u>Type III [2]</u>
		<u>Exterior alteration affecting 500 s.f. or less of façade or roof area</u>	<u>Type I</u>
		<u>All other exterior alterations</u>	<u>Type II</u>
<u>All Other Areas Subject to Design Review</u>	<u>Bridge</u>	<u>Non exempt</u>	<u>Type III</u>
	<u>New development or new building(s) on a site with existing development</u>	<u>1) New floor area is &gt; 80,000 s.f. or 2) New building height is &gt; 65-ft. [1]</u>	<u>Type III [2]</u>
		<u>All other new development or new buildings</u>	<u>Type II</u>
	<u>Exterior alteration to existing development</u>	<u>Addition to an existing building &gt; 65-ft height [1], and adds &gt; 50,000 s.f. of floor area</u>	<u>Type III [2]</u>
		<u>Exterior alteration affecting 500 s.f. or less of façade or roof area</u>	<u>Type I</u>
		<u>All other exterior alteration</u>	<u>Type II</u>
	<u>Exterior development not listed above</u>		<u>Type II</u>

[1] The height threshold does not include additional height allowed through a height exception in the bases zone.  
 [2] An affordable housing project that qualifies as a City Subsidy Project under Title 30 may choose a Type III or Type II review procedure. At least 20% of the total number of dwelling units must be affordable to those households earning no more than 60 percent of the area median family income (MFI). As part of the application, the applicant must provide a letter from the Portland Housing Bureau confirming that the project qualifies as a City Subsidy Project that meets the above requirements.

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## **ITEMS #8-15 (No change since 4/28 except for Bridge Exemption)**

### **AMENDING AND REORDERING EXEMPTIONS.**

There are eight requests related to the list of exemptions listed below. The bridge exemption was kept here to provide additional clarification about when a bridge is exempt, including alterations. It's likely that only one of the eight (Item #13 will generate a discussion among the PSC. The others are included here, but are mostly consent. The following is a list of each potential amendment to the Proposed Draft.

**Item #8 – Reorganize Exemptions:** The exemptions are now grouped into 3 categories –

- (A) General Development Exemptions,
- (B) Exterior Alteration Exemptions and
- (C) Geographically Specific Exemptions,

**Item #9 – Historic Exemption Separation:** The historic exemption is moved to the section's introductory text and guides the reader to 33.445.

**Item #10 – Electric Charging Station [No amendment]:** No change as these are defined as structures and could fall under the accessory structure exemption within parking lots (see exemption B.4). Note reference to floor area changed to area since not all structures provide floor area.

**Item #11 – Louvers:** Add language that louvers under each case have a matching intrinsic color or be painted to match (see exemption B.7.c).

**Item #12 – Radon System:** Add an exemption for radon systems if placed on non-street-facing walls (see exemption B.7.d).

**Item #13 – Alterations to Facades outside Central City:** Based on further internal and 3x3 conversations, amend blanket 200 s.f. exemption to apply above ground floor, or to ground floors set back from the street, or not facing the street (see exemption B.7.g)

**Item #14 – Rooftop Alteration/Equipment:** Add railings as an exemption, clarify color/paint provision. Also change Radio Frequency exemptions to add clarity regarding antennas and equipment (see exemption B.8.a).

**Item #15 – Rooftop Equipment on Sloped Roof:** Remove limitation to set back from roof edges or roof lines (see exemption B.8.b).

### **33.420.045 Items Exempt From Design Review and Design Standards**

The following items are exempt from design review and design standards. If a site is a Historic or Conservation Landmark, or in a Historic or Conservation District, it is instead subject to the regulations for historic resource review as set out in Chapter 33.445, Historic Resource Overlay Zone:

#### **A. General development:**

1. Development that does not require a permit;
2. Development when:
  - a. The only use on the site will be Household Living;
  - b. There will be no more than four dwelling units total on the site;
  - c. All new buildings and additions to existing buildings on the site are no more than 35 feet in height; and
  - d. The site is not zoned RX, EX, or CX;
3. Houseboats in a houseboat moorage;
4. Manufactured dwelling parks;

5. Development associated with a Rail Lines and Utility Corridor use;
6. Development associated with a Parks and Open Areas use when the development does not require a conditional use review;
7. Anemometers, and small wind energy turbines that do not extend into a view corridor designated in the Scenic Resources Protection Plan; and
8. New bridges with a horizontal span length of 60 feet or less, and alterations to existing bridges.

**B. Exterior alterations:**

1. Repair, maintenance, and replacement with comparable materials;
2. Alterations to a structure required to meet the Americans With Disabilities Act's requirements, or as specified in Section 1113 of the Oregon Structural Specialty Code;
3. Exterior work activities associated with an Agriculture use;
4. Detached accessory structures no more than 300 square feet in area when located at least 20 feet from all street lot lines, or within an existing vehicle area;
5. Alterations for parking lot landscaping, short-term bicycle parking, and pedestrian circulation systems when all relevant development standards of this Title are met;
6. Except in the South Auditorium plan district, signs that are 32 square feet or less in size;
7. The following alterations to the façade of a building:
  - a. Awnings as follows:
    - (1) If awnings were approved on the same facade through design review, then a new or replacement awning is exempt if it meets the previous design review conditions of approval; or
    - (2) If there are no previous conditions of approval for awnings on the same facade, then a new or replacement awning is exempt if the awning projects at least four feet from the wall, and the area of the awning does not exceed 200 square feet measured from the building elevation, except in the Central City, where it does not exceed 100 square feet measured from the building elevation;
  - b. Alterations to an existing ground floor storefront glazing and mullion system that uses the same storefront materials and profile as the existing system without reducing the percentage of ground floor windows on the facade;
  - c. Louvers or vents for mechanical systems that meet the following:
    - (1) The louver or vent opening affects 1 square foot or less of the façade and has the same color as, or is painted to match, the color of the adjacent material; or
    - (2) The louver or vent is placed within an existing window mullion and has the same color as, or is painted to match, the color of the mullion, and is at least 8 feet above the adjacent grade;
  - d. Radon systems when installed on a facade that does not face the street;
  - e. The removal of fire escapes;

- f. Seismic bracing. Within the Central City plan district, seismic bracing on a street-facing facade is not exempt; or
  - g. Any other alteration to a façade when the total area of the alteration is 200 square feet of the façade or less measured from the building elevation and the alteration meets one of the following. This exemption does not apply to signs or in the Central City plan district:
    - (1) On street-facing facades, the alteration is above the ceiling of the ground floor or is setback at least 20 feet from the street lot line; or
    - (2) The alteration is on a façade that does not face the street;
8. The following alterations to the roof of a building when the roof has a 1/12 pitch or less:
- a. Ecoroofs, landscaping on a roof, solar panels, skylights, and roof hatches;
  - b. Protective railings that project up to 4 feet above the adjoining roof;
  - c. Rooftop alterations and equipment that do not increase floor area when:
    - (1) The proposed alteration or equipment is screened by a parapet that is as tall as the tallest part of the addition or alteration;
    - (2) The proposed alteration or equipment is set back 4 feet from the edge of the roof for every 1 foot of height above the roof surface or top of parapet;
    - (3) The proposed alteration or equipment is located entirely within 5 feet of the façade of an existing equipment penthouse, does not extend above the penthouse, and has the same color as, or is painted to match, the color of the penthouse; or
    - (4) The proposed alteration or equipment does not exceed 3 feet in width, depth, length, diameter or height.
  - d. Radio frequency transmission facilities that meet the following:
    - (1) New or replacement antennas that are mounted to the side of an existing stairwell enclosure or an existing or extended equipment penthouse. The antennas do not extend above the penthouse and has the same color as, or is painted to match, the color of the existing penthouse or stairwell enclosure.
    - (2) New or replacement equipment associated with the antennas that are screened by the existing penthouse, or are located entirely within 5 feet of the façade of the existing penthouse. As an alternative, the existing penthouse may be extended to screen the equipment ,if the penthouse extension is at least 15 feet from street facing roof edges, the equipment does not extend above the penthouse and the penthouse extension has an the same color, or is painted to match, the color of the existing penthouse;
    - (3) Alterations to an existing facility that comply with a previous design review approval for the facility including screening or concealment; or;
    - (4) Alterations to an existing facility that qualifies as an eligible facility under the terms pursuant to 47 U.S.C. §1455, if approved measures of concealment are maintained.

9. Alterations and additions to a roof that has a greater than 1/12 pitch as follows:
  - a. The addition or alteration is parallel with the roof surface and extends no more than 12 inches above the roof surface; or
  - b. The addition or alteration extend no more than 18 inches from the surface of the roof and is less than 2 feet in diameter.
9. Public Art as defined in Chapter 5.74, or Permitted Original Art Murals as defined in Title 4

**C. Geographically specific:**

1. In the South Auditorium plan district shown in Map 420-1, signs that meet the following:

and

    - a. Except within 50 feet of the Halprin Open Space Sequence historic district, signs that are 32 square feet or less in size; and
    - b. Within 50 feet of the Halprin Open Space Sequence historic district, signs that are 3 feet or less in size;
  2. In the Marquam Hill Design District shown on Map 420-4:
    - a. Additions of less than 25,000 square feet of floor area;
    - b. Alterations that affect less than 50 percent of the area of a façade where the area affected is also less than 3,000 square feet;
    - c. Exterior improvements less than 5,000 square feet, except for exterior improvements affecting areas counting towards the formal open area requirements of Section 33.555.260; and
    - d. Landscaping not associated with formal open areas required under 33.555.260.
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## **ITEM #16**

### **WHEN DESIGN STANDARDS CAN BE USED**

*The PSC requested an increase in the maximum height allowed to use the objective design standards from 55-feet to 75-feet, and to clarify allowances for exceptions under the base zones.*

*Staff discussed the 55 and 75-ft option with the 3x3. The 3x3 supported the way that the 55-ft height limit worked with the discretionary review and the public participation process. As a result staff came back at the 4/28/20 PSC work session with the option for either a 55-ft or a 75-ft limit for using the standards.. The PSC voted to raise the limit to 75-ft but suggested that there could be additional design standards applicable solely to the taller buildings.*

### **33.420.0505 ~~When Community Design Standards May Be Used~~**

(Intro paragraph and Subsection A remain the same)

**B.** ~~The Community Design Standards~~ may not be used as an alternative to design review as follows:

- ~~A1.~~ In the Central City plan district. See Map 420-1;
- ~~B2.~~ In the Gateway plan district as follows. See Map 420-~~56~~:
  - a. New development and alterations to existing development when the new development or alteration exceeds 35 feet in height. The height threshold does not include additional height allowed through a height exception in the base zone; and
  - b. Development subject to the requirements of 33.526.240, Open Area;
3. New buildings or additions that exceed 75 feet in height. The height threshold does not include additional height allowed through a height exception in the base zone;

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## ITEM #17

### DESIGN COMMISSION MEMBERSHIP

The original request from PSC was to create specific slots for a natural resource expert and a sustainable practices expert, either by taking two people away from the group of 5 experts in the architect/ landscape architect/ finance/ developer field, or by increasing the size of the Design Commission from 7 to 9 members. After consulting with the 3x3, staff presented an option to include the natural resource expert and sustainable buildings expert within the larger list of subject experts. On 4/28/20, the PSC directed staff to return with their original request to create dedicated positions for the natural resource and sustainability experts. As a result, the amendment below requires one sustainability person, one natural resource person and three members from the remaining list of experts.

Dedicated RACC position -- There was a question about the source of the RACC position. Staff met with RACC staff and learned that a RACC representative has been part of the Design Commission for over 30 years, since the development of Central City art programs. The RACC representative is also appointed to RACC's Public Arts Committee. The person has a direct role when applicants wish to work with RACC to include public art on their property, or when they wish to substitute public art for ground floor window requirements. We recommend keeping this long-standing valuable relationship in the Code.

Renter – Another question was raised regarding whether the person-at-large should encourage someone who is a renter. We recommend that this be added to the BDS handouts for applications to recruit for the Design Commission. If it were a requirement a person would have to step down from the Commission if they became an owner.

### 33.710.050 Design Commission

- A. Purpose.** The Design Commission provides leadership and expertise on urban design and architecture and ~~advances on maintaining and enhancing Portland's~~ the purpose of the Design overlay zone to be a city designed for people ~~historical and architectural heritage.~~
- B. Membership.** The Design Commission consists of seven members, none of whom may hold public elective office. The Commission must include the following members. The Regional Arts and Culture Council member is nominated by the Regional Arts and Culture Council chair and approved by the Mayor. The other members are appointed by the Mayor and confirmed by the City Council:
1. One ~~a~~ representative of the Regional Arts and Culture Council;
  2. One member experienced in sustainable building practices;
  3. One member experienced in natural resource management;
  4. One ~~one~~ person representing the public at-large. The public-at-large member must not be employed in one of the areas of expertise listed in Paragraph B.5; and
  5. Three ~~five~~ members experienced in either urban planning, design, architecture, landscape architecture, engineering, financing, construction or management of buildings, and/or land development. No more than two members may be appointed from any one of these areas of expertise. ~~The Regional Arts and Culture Council member is nominated by the Regional Arts and Culture Council chair and approved by the Mayor. The other members are appointed by the Mayor and confirmed by the City Council.~~



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**ITEM #18 (No Change since 4/28 & No Amendment)**

**NUMBER OF DESIGN ADVICE REQUESTS (DAR)**

*PSC discussed removing the limit of one DAR session per application (with the exception for multiple buildings) and wanted the 3x3 opinion. The 3x3 agreed with staff proposal to establish a limit of one DAR per application. This approach helps maintain the scheduling certainty and public transparency. No amendment to the Proposed Draft is needed.*

*A new issue was raised during the 3x3 discussion. The concern is when an applicant proposes multiple buildings through a single Design Review. The amount of work required of staff, the Design Commission and the public is not accurately reflected with one application and one timeline. The 3x3 posed a question for the PSC to discuss: Should proposals with multiple larger buildings on a site go through a separate Design Review for each building?*

*BPS staff explored this approach and does not recommend an amendment at this time. Our concerns are that the urban design issues are often best evaluated on a larger scale, thresholds would need to be crafted so that small accessory buildings don't trigger a separate design review and a code provision would remove flexibility for everyone, since the issue can often be site specific. It should also be noted that locking in multiple buildings into a single design review also forces an applicant into developing detailed plans for buildings that may be part of a future phase, and so may not be pursued with frequency by a developer/applicant.*

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## **ITEM #19**

### **DETERMINE THE FACTORS THAT CAN BE CONSIDERED DURING DESIGN REVIEW**

*The 3x3 considered whether a Design Review can consider FAR, unlimited FAR transfers, height, setbacks or other standards in conditioning their approval. The 3x3 agreed that base and bonus FAR (earned through inclusionary housing or historic transfer) as well as height should not be reduced through a Design Review approval. Since the unlimited FAR transfer is specific to the Central City, the 3x3 felt this should be part of a future Central City discussion. Other standards, such as setbacks, ground floor requirements, etc. could be considered since the objective design standards often encourage features that exceed the base zone requirements.*

*At the PSC work session on 4/28, staff presented two options for amendments. The first provided the potential for a placeholder that would allow the review body to consider bonus floor area as a factor if given that responsibility as part of a future code or plan district regulation. The second specifically stated that the unlimited FAR transfer that is currently part of the Central City FAR bonus options could be a factor considered by the review body. Both of these options included a provision stating that height could be considered a factor if there were provisions elsewhere in the code stating that height was subject to Design Review or a modification to Design Review.*

*The PSC chose not to place any specific restrictions on the Central City FAR transfers within sectors and did not want to set up a placeholder for future FAR consideration if none is currently in the code. As a result, the following code indicates that all FAR (including bonus and transfer) is not a factor to be reviewed during design review and height is only a factor when specifically stated elsewhere in the code.*

#### **33.825.035 Factors Reviewed During Design Review.**

The review may evaluate the architectural style; structure placement, dimensions, height, and bulk; lot coverage by structures; and exterior alterations of the proposal, including building materials, color, off-street parking areas, open areas, landscaping, and tree preservation.

While the review may evaluate the distribution of massing and placement of structures on the site, the review may not require the applicant to reduce or increase the total floor area or height, except when the height being proposed includes bonus height, and the bonus requires approval through design review or a modification through design review.

The review body is not obligated to approve modifications or adjustments that are requested in order to achieve the proposed development intensity.

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## **ITEM #20 (NEW)**

### **CLARIFY PROCESS FOR CHANGES TO AN APPROVED DESIGN REVIEW PRIOR TO FINAL PERMIT APPROVAL**

Currently, the Design Review chapter addresses projects that require changes to an approved design review while the building is still in planning or construction phases. This was originally proposed to be removed and to have the thresholds/procedure table (Table 825-1) apply. However, that table is focused on alterations to buildings already completed.

In discussions with BDS and at the 3x3 meeting, it was agreed to reinsert the review procedure specifically applicable to buildings approved for design review but not yet completed. There was also a desire to require major changes to larger buildings that were subject to a Type III review to go back through the Type III process. Instead of using the change in dollar figure (since that no longer determines review type) staff proposes a maximum change to the façade area. This maximum change is 30% per façade.

#### **33.825.025 Review Procedures**

This section lists procedures for design review for proposals in Design overlay zones. These procedures also apply where design review is required by the regulations of a plan district or overlay zone, or as a condition of approval of a quasi-judicial decision.

The procedures stated in this section supersede procedural and threshold statements in the City's adopted design guidelines documents. Procedures for design review vary with the type of proposal being reviewed and the geographic area design district in which the site is located. Some proposals in the Central City plan district must provide a model of the approved proposal, as set out in Subsection D. ~~When determining procedure type for exterior alterations based on project valuation, the dollar amount refers to the value of the exterior changes and any new floor area only. It does not include interior or subgrade alterations.~~

- A.** Proposals subject to design review are reviewed according to the procedure type listed in Table 825-1. When a proposal is subject to more than one procedure type, the higher procedure type applies. For example, a proposal may include both an alteration and an addition to a building. If the alteration located in the Central City Plan District may not exceed the dollar threshold is subject to a for a Type II procedure, but the addition is subject to a Type III procedure, because it is also in the Downtown Design District and it exceeds the square footage threshold for a Type II procedure, the proposal would be subject to a Type III procedure.
- B.** Minor changes to an approved design review prior to issuance of final permit approval. Minor changes to an approved design review that was originally processed through a Type III procedure are reviewed through a Type II procedure when all of the following are met. Alterations to a structure after the final building permit approval are exempt from this regulation:
  1. The original design review has not expired;
  2. The building permit for the project has not received final approval; and
  3. The change will not modify any condition of approval. Changes to an approved exhibit are allowed; and

4. The change alters no more than 30 percent of any façade and does not increase the approved floor area. The cumulative value of the changes will not result in an increase or decrease in the original project value by more than 15 percent.

**C. Phased design plans.** [No change.]

**D. Models of proposals in the Central City plan district.** [No change.]

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## Attachment B: DOZA Design Standards Changes

PSC Work Session on June 9, 2020

This document includes three parts:

- A. A new proposal to address the PSC's decision to allow **taller buildings** (over 55-feet) to use the Design Standards.
- B. Revised **Design Standards** (Table 420-2), based on a PSC's work session on 2/25, the Standards Working Group and the 3x3 discussions. Many of the changes are minor.
- C. Changes to the **Exterior Finish Materials Table** (Table 420-3), based on comments from the PSC and the 3x3. In addition, staff have proposed to further define material types based on some concerns heard from staff and the Design Commission about how the number of materials are counted.

When reviewing the items in this attachment, keep the following formatting in mind:

- Explanatory text is in *italicized* font.
- **Consent** changes items proposed to the Zoning Code language in the Proposed Draft is shown gray highlight.
- **Discussion** change items proposed to the Zoning Code language in the Proposed Draft is shown yellow highlight.

## **PART 1 - New Amendments related to TALLER BUILDINGS**

The PSC made an amendment to increase the threshold for buildings that trigger Design Review from 55-feet to 75-feet. That means that taller buildings will be able to use the Design Standards, which were not initially written with taller buildings in mind. As a result, staff proposes two changes to address taller buildings:

- 1. Increase the ratio of optional points required per site area for buildings over 55-feet.** This increase is from 1 point per 1,000 square feet of site area to 2 points per 1,000 square feet of site area. The maximum number of optional points is still capped at 20 points. For example: A new 45' tall building on a 10,000 sq. ft. site would need 10 points, while a new 75' tall on the same site would need 20 points. This amendment is codified in 33.420.050.C on page 35 of the Proposed Draft and is shown below.

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### **C. Design standards.**

1. New development. New development must meet the required and optional design standards as follows:
  - a. Required design standards. New development must meet all the design standards identified in Table 420-2 as required. Only the applicable standards apply; and
  - b. Optional design standards. New development must meet the optional design standards as follows. Unless otherwise stated, if a standard is required, no optional points are earned. For sites that are required to earn 20 points, at least one point must be earned in each of the context, public realm, and quality and resilience categories listed in Table 420-2:
    - (1) Buildings up to 55 feet tall. Buildings that are up to 55 feet tall must meet enough of the standards identified in Table 420-2 as optional to total 20 points, or one point for every 1,000 square feet of site area, whichever is less;
    - (2) Building more than 55 feet tall. Buildings that are more than 55 feet tall must meet enough of the standards identified in Table 420-2 as optional to total 20 points, or two points for every 1,000 square feet of site area, whichever is less.
2. Alterations to existing development must meet all the standards identified in Table 420-2 as required. Only the standards applicable to the alteration apply. In addition, major remodels must meet enough of the standards identified in Table 420-2 as optional to total 5 points, or one point for every 1,000 square feet of site area, whichever is less.

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- 2. Make some optional standards required for buildings between 55'-75', with a focus on standards impacting public realm.** These amendments are incorporated into Table 420-2. They include:
    - PR2 - Required 15-ft tall ground floor (pg. 10 below)
    - PR 15 - Required weather protection along a minimum of 50% of street frontage
    - QR14 - Required 60% window area for ground floor

## PART 2 - Amendments to Table 420-2 – Design Standards

The PSC, the DOZA 3x3 and the Standards Working Group discussed the design standards at several work sessions. From these meetings, a list of 55 potential amendments was shared with the PSC on 2/25/20. The code amendments are embedded in Table 420-2 on the following pages and highlighted. Changes highlighted in gray are minor edits and are on consent. Changes highlighted in yellow are discussion items and are listed in this table, which will serve as the “agenda” for this part of the work session on June 9. Please note that the numerical order of the standards may have changed since the Proposed Draft.

Item	New Standard Number and Potential Amendment	Proposed Draft pg #
<b>Context</b>		
1	<b>C1 - Corner Features on a Building.</b> Revise the standard to apply two options for a new building and remove some of the less beneficial options.	Pg. 37 & 39
2	<b>C3 – Preservation of Existing Façade.</b> Revise this standard to incorporate the graduated scale of preservation suggested by the Landmarks Commission.	Old C7 Pg. 41
3	<b>C6 &amp; C7 – Buildings abutting (or across from) Historic Landmarks or other historic buildings.</b> Revise the standard so that new buildings near other historic buildings can gain optional points for choosing features from the historic building	Old C10 Pg. 43
4	<b>C8 - Tree preservation.</b> Revise standard to allow up to 6 trees to be preserved for a maximum of 6 points	Old C3 Pg. 39
5	<b>C14, 15, &amp; 16 – Standards Along the Willamette River Overlay.</b> Three new standards for development along the Willamette River to address River South Reach character statement	New
<b>Public Realm</b>		
6	<b>PR1 &amp; 2 –Ground Floor Height.</b> Use a variation of the ground floor height standards from several plan districts into the design standard. <i>*Require taller ground floors for buildings over 55-feet in height.</i>	Pg. 45
7	<b>PR8 – Ground Floor Bicycle Parking.</b> Create an incentive to move ground floor bike parking away from street facing exterior walls.	New
8	<b>PR10 – Residential Entrance.</b> Limit the use of this standard so points aren’t awarded if ground level bedrooms face the street..	Old PR9 Pg. 49
9	<b>PR14 &amp; 15 – Weather Protection.</b> - Simplify and expand weather protection to be required at all main entrances & points for more protection. <i>*Require greater weather protection for building over 55-feet in height.</i>	Old PR14-17 Pg. 51-53
<b>Quality and Resilience</b>		
10	<b>QR14 – Ground Floor Windows.</b> <i>Require the expanded percentage of ground floor windows on buildings over 55-feet high in CM3 zone.</i>	Old QR15 Pg 63
11	<b>QR15 – Exterior Finish Materials.</b> Require higher threshold on ground floor and limit number of material types to 3 per building instead of per facade .	Old QR16 Pg 65
12	<b>QR18 &amp; 19 – Sustainable materials.</b> Add optional standards to encourage use of salvage/FCS certified wood and low carbon Portland cement.	New

**Table 420-2  
Design Standards**

***Context (C1 – C16)***

The standards for context provide an opportunity for development to respond to the surrounding natural and built environment and build on the opportunities provided by the site itself. The context standards are split into the following categories: Building Massing and Corners, Landscaping, Older Buildings/History, and Adjacent Natural Areas.

<b>No.</b>	<b>Design Standard</b>	<b>Required</b>	<b>Optional Points</b>
<b><i>Building Massing and Corners</i></b>			
<b>C1</b>	<p><b>Corner Features on a Building.</b> The following applies to a new building on a site located within a town or neighborhood center; that has frontage on more than one intersecting street, and where the lot frontages intersect; and is in a zone that does not have a minimum building setback from a street lot line. One of the following features must be provided:</p> <ul style="list-style-type: none"> <li>• The building must be within 5 feet of both intersecting street lot lines and meet the following standards: <ul style="list-style-type: none"> <li>○ Each street facing wall meeting this standard must be at least 25 feet long;</li> <li>○ At least 30 percent of the street-facing building wall meeting this standard must be windows or main entrance doors. Windows and doors used to meet ground floor window requirements may be used to meet this standard; and</li> <li>○ At least one main entrance to a commercial tenant space or residential lobby must be located within 15 feet of the two intersecting street lot lines, and face the street with the highest transit designation.</li> </ul> </li> <li>• The building must include a plaza at the corner of the two intersecting street lot lines and meet the following standards: <ul style="list-style-type: none"> <li>○ The plaza must measure at least 20 feet in all directions;</li> <li>○ The plaza must be hard-surfaced for use by pedestrians or an extension of the sidewalk;</li> <li>○ No more than 25 percent of the plaza may be covered;</li> <li>○ The plaza must include benches or seating that provides at least 10 linear feet of seating surface. The seating surface must be at least 15 inches deep, and between 16 and 24 inches above the grade upon which the seating or bench sits; and</li> </ul> </li> </ul>	X	



	<ul style="list-style-type: none"> <li>○ <u>At least one main entrance to a commercial tenant space or a residential lobby must face the plaza.</u></li> </ul>		
<u>C2</u>	<p><b>Building Facades on Local Service Streets.</b> Buildings with street-facing facades on local service streets must divide the building elevations into distinct wall planes measuring 1,500 square feet or less. To qualify, the façade plane must be offset in depth by at least 2-feet from adjacent facades. Facades may also be separated by balconies or architectural projections that project at least 2 feet from adjacent facades for a minimum distance of 8 feet. Projections into street right-of-way do not count toward meeting this standard.</p>		<u>3 pts</u>
<b><u>Older Buildings /History</u></b>			
<u>C3 (old C7)</u>	<p><b>Preservation of Existing Facades.</b> When altering or adding on to a building that is at least 50 years old and has at least 1,000 square feet of net building area, preserve the façade to one of the following standards:</p> <ul style="list-style-type: none"> <li>• Retain at least 75 percent of the area of the existing street-facing building façade and meet the standards of 33.415.200 Required Ground Floor Active Use.</li> <li>• Retain at least 75 percent of the area of the existing street-facing façade and at least 75 percent of the existing building’s exterior structure and meet the standards of 33.415.200 Required Ground Floor Active Use.</li> <li>• Retain at least 90 percent of the area of the existing street-facing façade and at least 75 percent of the existing building’s exterior structure and meet the standards of 33.415.200 Required Ground Floor Active Use. This option is only available if the building is listed on the City’s Historic Resources Inventory.</li> </ul>		<u>2 pts</u>  <u>3 pts</u>  <u>5 pts</u>
<u>C4 (old C8)</u>	<p><b>Vertical Additions to Existing Building.</b> When adding upper floors to a building that is at least 50 years old, include one of the following features as part of the addition:</p> <ul style="list-style-type: none"> <li>• Walls above the existing façade are set back at least 2-feet from the exterior edge of the existing wall.</li> <li>• Windows on the vertical extension must be placed directly above the existing windows. The area of the new windows may be up to 20 percent more or less than the area of the existing windows, but the center of the new window must align with the vertical plane of the center of the existing windows.</li> </ul>		<u>2 pts</u>  <u>1 pt</u>

C5 (old C9)	<p><b>Building or Site History Plaque.</b> If the site contains a building that is at least 50 years old, install a plaque on a street-facing façade of that building that provides information on the previous uses of the building or site. The plaque must be at least 2 square feet in area, must be made of metal with stamped text and be permanently secured to the building facade.</p>		1 pt
C6 (old C10)	<p><b>Buildings Abutting, or Across the Street From, Historic Landmarks or Properties on Historic Resources Inventory.</b> If a new building is located on a site that abuts a site containing a historic landmark, one of the following must be provided. Additional features may be provided for optional points up to a maximum of 3 points. If the new building abuts a site of a historic landmark building containing only residential uses, the standards in C7 apply instead of these standards.</p> <p>For a new building located on a site that is across the street from a site containing a historic landmark, or is abutting or across the street from a site containing a building on the Historic Resources Inventory (HRI), the applicant may choose to meet any of the first six standards below up to a maximum of two points:</p> <ul style="list-style-type: none"> <li>• This applies to new buildings not subject to Standards PR1 or PR2. The ground floor height in the new building must be as tall as the ground floor height in the historic landmark, or a minimum of 10 feet, whichever is greater.</li> <li>• Street-facing ground floor windows in the new building must be as tall as the ground floor windows in the historic building.</li> <li>• The base of the street-facing ground floor windows must be at the same distance above grade as the ground floor windows in the historic building.</li> <li>• If the historic building has transom windows on the ground floor, the new building must include transom windows above the street-facing ground floor windows at the same distance above grade as the transom window on the historic building.</li> <li>• The exterior materials must match the exterior materials on the historic building on at least 80 percent of the new building's street-facing façade.</li> <li>• Floor and cornice bands on the new building must match the width and location of the floor and cornice bands on the historic building.</li> <li>• If any portion of the new building is taller than the historic building, that portion of the new building must be setback at least 10 feet from the property line adjacent to the site that contains the historic building.</li> </ul>	X	<p>1 pt</p> <p>1 pt</p> <p>1 pt</p> <p>1 pt</p> <p>1 pt</p> <p>1 pt</p> <p>2 pts</p>

<p><b>C7 (NEW)</b></p>	<p><b>Buildings Abutting a Residential Historic Landmarks.</b> The following applies to a new building located on a site that is abutting a site that contains a historic landmark building that only contains residential uses. If the historic landmark building is located within 10 feet of the street lot line, the new building can provide the following features up to a maximum of 2 points. If the new building is adjacent to a landmark building containing non-residential uses, the standards in C6 apply instead of these standards.</p> <ul style="list-style-type: none"> <li>• The ground floor height in the new building must be as tall as the ground floor height in the historic landmark, or a minimum of 10 feet, whichever is greater.</li> <li>• The exterior materials on the new building must match the exterior materials on the historic landmark on at least 80 percent of the new building's street-facing façade.</li> <li>• Floor and cornice bands on the new building must match the width and location of the floor and cornice bands on the historic landmark.</li> <li>• If any portion of the new building is taller than the historic landmark, that portion of the new building must be setback at least 10 feet from the property line adjacent to the site that contains the historic landmark.</li> </ul>		<p>1 pt</p> <p>1 pt</p> <p>1 pt</p> <p>2 pts</p>
<p><b>Landscaping</b></p>			
<p><b>C8 (old C3)</b></p>	<p><b>Tree Preservation.</b> Preserve existing trees. For each tree preserved that is greater than 20 inches in diameter, 1 point may be earned up to a maximum of 6 points. An arborist's report must be provided that identifies the diameter of each tree to be preserved and verifies that it is not dead, dying or dangerous, and that it is not on the Nuisance Plants list. Trees must be protected as specified in Title 11, Trees.</p>		<p>6 pts max</p>
<p><b>C9 (old C4)</b></p>	<p><b>Grouping of Trees.</b> Within the eastern pattern area shown on Map 130-2, plant a minimum of 5 evergreen trees in an area that is at least 500 square feet in area and must measure at least 20 feet in all directions. Trees must be a minimum of 5 feet in height and listed on the Portland Plant List.</p>		<p>2 pts</p>
<p><b>C10 (old C5)</b></p>	<p><b>Native landscaping.</b> On sites that are 20,000 square feet or larger, at least 80 percent of the total landscaped area must be planted with native species listed on the Portland Plant List, and 80 percent of all trees planted on site must be native trees listed on the Portland Plant list.</p>		<p>2 pts</p>

C11 (old C6)	<b>Trees in Setbacks along a Civic Corridor.</b> On sites with a minimum street frontage of 100 feet on a civic corridor identified on Map 130-1, plant a row of trees between the required building setback and the property line for the civic corridor. The row must extend along at least 50 percent of the street frontage. A minimum of 4 trees must be planted and the trees must meet the L1 standard for tree spacing. Areas dedicated to perimeter parking lot landscaping do not count toward meeting this standard.		<u>1 pt</u>
<b><u>Adjacent Natural Areas</u></b>			
C12 (old C11)	<b>Setback from Waterbodies.</b> Outside of environmental zones, locate all buildings, structures, and outdoor common areas with more than 50 percent hard surfaced materials, a minimum of 50 feet from the edge of a wetland, or top of bank of a water body, seep or spring located on site.		<u>4 pts</u>
C 13 (old C12)	<b>Public View of Natural Feature.</b> Outside of environmental zones, provide a view corridor between the public street and an existing natural feature on site, such as a grove of native trees, rock outcropping, wetland, water body, seep or spring. The view corridor must be a minimum of 20 feet wide. The corridor must be landscaped with shrubs and ground cover or include a pedestrian connection to a viewing platform accessible from the street. Trees greater than 6 inches in diameter that are not on the nuisance plant list must be preserved in the view corridor.		<u>2 pts</u>

<p>C14 (new)</p>	<p><b>Maximum Building Length Adjacent to Willamette River.</b> The maximum length of a building located in, or within 25 feet landward of, the River setback is 100 feet. The areas subject to the river setback are stated in 33.475. The portions of a building subject to this standard must be separated by a minimum of 20 feet in any direction when located on the same site. See Figure 130-8.</p>	<p>X</p>	
<p>C15 (new)</p>	<p><b>Building Features Adjacent to Willamette River.</b> The following applies to new buildings located within the River overlay zone that are located within 50 feet landward of the River setback and the building contains commercial or residential uses. One of the following must be provided. Additional features may be provided for optional points up to a maximum of 3 points.</p> <ul style="list-style-type: none"> <li>• <b>Building Articulation:</b> At least 25 percent of the building façade facing the river must be divided into façade planes that are off-set by at least 2 feet in depth from the rest of the facade. Facade area used to meet the facade articulation standard may be recessed behind or project out from the primary facade plane. See Figure 130-10.</li> <li>• <b>Balconies:</b> Provide balconies for at least 75 percent of the dwelling units with facades that face a lot line abutting the Willamette River and are located above the ground floor.</li> <li>• <b>Ground Floor Windows:</b> Ground floor windows must cover at least 40 percent of the ground floor wall area of facades facing the property line along the river. Ground floor wall area includes all exterior wall areas from 2 feet to 10 feet above finished grade. Windows must meet the standards for Qualifying Window features stated in 33.130.230.B.3.</li> <li>• <b>Upper Windows:</b> Windows must cover at least 15 percent of the area of facades facing the property line along the river above the ground level wall areas. This requirement is in addition to any required ground floor windows.</li> <li>• <b>Main Entrance:</b> One main entrance must be located on the façade facing the property line along the river. The main entrance must provide access to a nonresidential tenant space or to a lobby area of a multi-dwelling structure. The entrance must be unlocked during regular business hours.</li> </ul>	<p>X</p>	<p>2 pts</p> <p>1 pt</p> <p>1 pt</p> <p>1 pt</p> <p>1 pt</p>

<p>C16 (new)</p>	<p><b>Open Area Adjacent to Willamette River Greenway Trail. New</b></p> <p>development on sites located within the River overlay zone that have frontage along the Willamette Greenway trail must provide an outdoor area of at least 500 square feet and a minimum 20 feet dimension in any direction. The open area must be adjacent to the river frontage. The open area must include a minimum of 15 percent landscaping, with one small canopy tree per 100 square feet of landscaping, The open area must include benches or seating that provides at least 10 linear feet of seats. The seating surface should be at least 15 inches deep and between 16 and 24 inches above the grade upon which the seating or bench sits. The open area must also include one of the following:</p> <ul style="list-style-type: none"> <li>• The open area must connect directly to the Willamette Greenway trail through a pedestrian connection that is hard surfaced and at least 6 feet wide.</li> <li>• The building adjacent to the open area has a main entrance to a nonresidential tenant space or to a lobby area of a multi-dwelling structure.</li> <li>• At least 15 percent of the open area is covered by awnings, building eaves or other covered structures.</li> <li>• The open area is set back at least 5 feet from the Willamette Greenway trail and landscaped to the L2 standard.</li> </ul>	<p>X</p>	
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**Public Realm (PR1 – PR22)**

The standards for public realm provide an opportunity for development to contribute positively to the adjoining sidewalks, streets and trails. They encourage spaces on the ground floor that support a range of uses and create environments that offer people a welcoming and comfortable experience. The public realm standards are divided into the following categories: Ground Floors, Entries/Entry Plazas, Weather Protection, Utilities, Vehicle Areas, and Art and Special Features.

<b>No.</b>	<b><u>Design Standard</u></b>	<b><u>Required</u></b>	<b><u>Optional Points</u></b>
<b><u>Ground Floors</u></b>			
PR1	<p><b>Ground Floor Height.</b> The following must be met along 50 percent of the ground floor of walls that front on a civic or neighborhood corridor identified on Map 130-3:</p> <ul style="list-style-type: none"> <li>• The distance from the finished floor to the bottom of the structure above must be at least 12 feet. The bottom of the structure above includes supporting beams; and</li> <li>• The area must be at least 25 feet deep, measured from the street-facing façade.</li> </ul>	X	
PR2	<p><b>Ground Floor Height.</b> For buildings with a height that exceeds 55 feet, the following must be met along 50 percent of the ground floor of walls that front on a civic or neighborhood corridor identified on Map 130-3. For buildings that are 55 feet or less in height, this standard may be met as an optional standard for 2 points:</p> <ul style="list-style-type: none"> <li>• The distance from the finished floor to the bottom of the structure above must be at least 15 feet. The bottom of the structure above includes supporting beams; and</li> <li>• The area must be at least 25 feet deep, measured from the street-facing façade.</li> </ul>	X	2 pts
PR3	<p><b>Ground Floor Commercial Space.</b> On sites that are at least 10,000 square feet in total site area, at least 1,500 square feet of floor area on the ground floor must be for commercial uses and the space must include at least one main entrance that faces the street and is within 5-feet of the street lot line. This standard does not apply on sites within the Centers Main Street Overlay Zone or where commercial uses in excess of 1,500 square feet are prohibited.</p>		2 pts

PR4	<p><b>Affordable Ground Floor Commercial Space.</b> Where commercial uses are allowed or limited, at least 1,500 square feet of floor area on the ground floor must be provided for a commercial use that meets the affordable commercial space program administrative requirements of the Portland Development Commission. The applicant must execute a covenant with the City of Portland that satisfies the requirements of 33.130.212.D.2. A copy of the letter from the Portland Development Commission indicating that any program administrative requirements have been met.</p>		2 pts
PR5	<p><b>Oversized Street-Facing Opening.</b> Provide an oversized operable door, such as a roll-up door or movable storefront, for at least one ground floor tenant space that faces the street lot line and is used for Retail Sales And Service uses. Buildings with more than one ground floor tenant space that faces the street and is used for Retail Sales And Service uses must provide the door opening for at least 50 percent of the tenant spaces that face the street. The oversized operable door opening must be at least 8 feet wide and cannot open up into storage areas, mechanical equipment and utility areas, garbage and recycling areas, or vehicle parking areas.</p>		1 pt
PR6	<p><b>Louvers and Vents.</b> All new louvers or vents must have the same color as the adjacent material or be painted to match the adjacent material. New louvers or vents on street-facing facades within 5 feet of the street must meet one of the following standards. The measurement is made from the adjacent grade:</p> <ul style="list-style-type: none"> <li>• The bottom of the louver or vent is at least 7 feet above the adjoining grade; or</li> <li>• The top of the louver or vent is a maximum of 2 feet above the adjoining grade</li> </ul>	X	
PR7	<p><b>Exterior Lighting.</b> On new buildings, exterior light fixtures must be provided on street-facing facades within 20 feet of the street as follows:</p> <ul style="list-style-type: none"> <li>• The fixtures must be spaced a maximum of 30-feet apart;</li> <li>• The bottom of each fixture is a maximum of 15 feet above the adjoining grade or sidewalk; and</li> <li>• Lights may only project light downward.</li> </ul>	X	
PR8 (NEW)	<p><b>Ground Floor Bicycle Parking.</b> Long-term bicycle parking racks located within the ground floor of a building are set back at least 10 feet from any exterior walls that are adjacent to and facing a street lot line.</p>		1 pt



<b><u>Entries / Entry Plazas</u></b>			
PR9 (old PR8)	<p><b><u>Main Entrance Location.</u></b> Main entrances for nonresidential tenant spaces must be located at least 25-feet from a lot line that abuts an RF through R2.5 zone. For alterations that impact the location of an existing main entrance, the applicant must either meet the standard or move the existing entrance further from the single dwelling zone lot line.</p>	X	
PR10 (old PR9)	<p><b><u>Residential Entrance:</u></b> This standard applies on streets that are not identified as civic and neighborhood corridors on <i>Map 130-3</i>. At least 50 percent of the dwelling units on the street-facing ground floor of a building must have the main entrance of the dwelling unit have pedestrian access from the street. To qualify for this standard, entrances to at least four individual dwelling units must be provided, and the ground floor windows of bedrooms for the dwelling unit cannot face the street. The entrance must be set back at least 6 feet from the street lot line and have at least two of the following within the setback:</p> <ul style="list-style-type: none"> <li>• <u>A wall or fence that is 18 to 36 inches high;</u></li> <li>• <u>Landscaping that meets the L2 standard;</u></li> <li>• <u>A tree within the small tree category identified in 33.248.030;</u></li> <li>• <u>Individual private open space of at least 48 square feet designed so that a 4-foot by 6-foot dimension will fit entirely within it. The floor of the open space is between 18 and 36 inches above the grade of the right of way; or</u></li> <li>• <u>A change of grade where the door to the dwelling unit is 18 to 36 inches above the grade of the right of way.</u></li> </ul>		3 pts
PR11 (old PR10)	<p><b><u>Separation of Dwelling Unit Entry from Vehicle Areas:</u></b> This standard applies when there are at least four new ground floor dwelling unit entrances adjacent to a parking area. Doors leading to new ground floor dwelling units that face a vehicle area on site must be set back at least 8 feet from the vehicle area and have at least two of the following features within the setback:</p> <ul style="list-style-type: none"> <li>• <u>A wall or fence that is 18 to 36 inches high;</u></li> <li>• <u>Landscaping that meets the L2 standard;</u></li> <li>• <u>A tree within the small tree category identified in 33.248.030;</u></li> <li>• <u>Individual private open space of at least 48 square feet designed so that a 4-foot by 6-foot dimension will fit entirely within it. The floor of the open space is between 18 and 36 inches above the grade of the vehicle area; or</u></li> <li>• <u>A change of grade where the door to the dwelling unit is 18 to 36 inches above the grade of the vehicle area.</u></li> </ul>		2 pts

PR11	<b>Ground Floor Entry: [Delete]</b>		
PR12	<b>Seating Adjacent to Main Entrance:</b> Provide at least 10 linear feet of seating or bench within 25 feet of a main entrance. The seating or bench must be accessible to the sidewalk or trail and the access must be open to the public. The seating surface must be at least 15 inches deep and between 16 and 24 inches above the grade upon which the seating or bench sits.		1 pt
PR13	<b>Pedestrian Access Plaza:</b> Provide an outdoor plaza that abuts a sidewalk on a public right-of-way. The plaza must be designed so that it is at least 500 square feet in area and must measure at least 20-feet in all directions. A maximum of 25 percent of the plaza may be covered by structures or overhangs. A minimum of 15 percent of the plaza must be landscaped with a small canopy tree for each 100 square feet of landscaping. The plaza must include benches or seating that provides at least 10 linear feet of seats. The seating surface should be at least 15 inches deep and between 16 and 24 inches above the grade upon which the seating or bench sits. A plaza provided to meet C1 does not count toward meeting this standard.		4 pts
<b><i>Weather Protection</i></b>			
PR14	<b>Weather Protection Minimum Requirements: [Delete]</b>		
PR14 (old PR15)	<b>Weather Protection at Entrances:</b> The following applies to new buildings and new main entrances. Weather protection must be provided at new main entrances facing a street lot line. The weather protection may be an awning, a portion of the building, a balcony, or other covered structure. The weather protection must meet the following criteria: <ul style="list-style-type: none"> <li>The weather protection projects out at least 4 feet from the doorway;</li> <li>The weather protection extends two feet on either side of the width of the doorway; and</li> <li>The height of the weather protection must be between 9 feet and 15 feet above the grade underneath it.</li> </ul>	X	
PR16	<b>Weather Protection Along a Transit Street. [Delete]</b>		
PR15 (old PR17)	<b>Weather Protection Along a Transit Street.</b> The following is required for new buildings that are more than 55-feet in height. New buildings that are a maximum of 55-feet in height and have at least 50 feet of a street-facing facade within 20 feet of a transit street lot line may meet this standard for 2 points: Weather protection must be provided along at least 50 percent of the street-facing facade. The weather protection must also meet the criteria of PR14.	X	2 pts

<u>Utilities</u>			
PR16 (old PR18)	<p><b>Location of Utilities.</b> New electric meters, gas meters and radon mitigation equipment located at the ground floor must be screened from the street or major recreational trail by meeting one of the following standards:</p> <ul style="list-style-type: none"> <li>• <u>The meters or equipment are enclosed by a building;</u></li> <li>• <u>The meters or equipment are screened by a fence or wall meeting the F2 standards that is as tall as the tallest part of the utility;</u></li> <li>• <u>The meters or equipment are mounted to a wall that does not face a street or major recreational trail and are set back at least 5-feet from a street lot line or lot line along a major recreational trail; or</u></li> <li>• <u>The meters or equipment are set back at least 20-feet from all street lot lines or a major recreational trail.</u></li> </ul>	X	
<u>Vehicle Areas</u>			
PR17 (old PR19)	<p><b>Pervious Paving Materials:</b> For new parking areas with at least 10 parking spaces, at least 50 percent of the vehicle area must be surfaced with pervious pavement approved by the Bureau of Environmental Services as being in compliance with the Stormwater Management Manual.</p>		2 pts
PR20	<p><b>Large Site Parking Area Setback: [Delete]</b></p>		
PR18 (old PR21)	<p><b>No Parking Areas:</b> On sites with a minimum area of 10,000 square feet, no parking areas are provided on the site.</p>		1 pt
PR19 (old PR22)	<p><b>Structured Parking and Vehicle Areas:</b> At least 80 percent of proposed vehicle areas must be covered by a building. The development may meet PR18 or PR19, but not both.</p>		2 pts
PR20 (old PR23)	<p><b>Alternative Shading of Vehicle Areas:</b> At least 50 percent of proposed vehicle areas on the site must be covered by buildings, structures containing photovoltaic panels, reflective roof shade structures with a Solar Reflectance Index (SRI) greater than 75, or tree canopy. The amount of shade from tree canopy is determined by the diameter of the mature crown spread stated for the species of tree. The development may meet PR19 or PR18, but not both.</p>		1 pt

<b><u>Art and Special Features</u></b>			
PR24	<b>Original Art Mural: [Delete]</b>		
PR21 (old PR25)	<p><b>City Approved Art Installation:</b> Provide an art feature or mural on the site that has been approved by the Regional Arts and Culture Commission (RACC). The art installation must be set back a maximum of 15 feet from the street lot line with the highest street classification. To meet this option, the applicant must provide the following prior to the issuance of the building permit:</p> <ul style="list-style-type: none"> <li>• <u>A letter from the RACC indicating the approval of the art.</u></li> <li>• <u>A covenant in conformance with 33.700.060, Covenants with the City. The covenant must state the steps to be taken by the property owner and RACC to install and maintain the art installation.</u></li> </ul>		<u>2 pts</u>
PR22 (old PR26)	<p><b>Water Feature:</b> Provide a water feature, such as a fountain, waterfall, or reflecting pool. The feature must be setback a maximum of 20 feet from the street lot line with the highest street classification. The water feature must have the following:</p> <ul style="list-style-type: none"> <li>• <u>A feature area of at least 6 square feet that contains water year-round; and</u></li> <li>• <u>A bench or seat with 6 linear feet of seating adjacent to it.</u></li> </ul> <p><del>-(deleted reference to stormwater)-</del></p>		<u>1 pt</u>

**Quality and Resilience (QR1 – QR23)**

The standards for Quality and Resilience provide an opportunity for development of quality buildings that provide benefits to current users and can adapt to future changes. They also provide an opportunity for successful site designs that enhance the livability of those who live, work and shop at the site. The quality and resilience standards are divided into the following categories: Site Planning and Pedestrian Circulation, On-site Common Areas, Windows and Balconies, Building Materials, and Rooftops.

<b><u>No.</u></b>	<b><u>Design Standard</u></b>	<b><u>Required</u></b>	<b><u>Optional Points</u></b>
<b><u>Site Planning and Pedestrian Circulation</u></b>			
<u>QR1</u>	<b><u>On-site Building Separation:</u></b> New buildings containing dwelling units on the ground floor must be set back 10 feet from other buildings on the site that contain dwelling units on the ground floor.	X	
<u>QR2</u>	<b><u>Vertical Clearance to Pedestrian Circulation System:</u></b> For new buildings, building projections such as balconies or bay windows, or skybridges that project over the on-site pedestrian circulation system must have the bottom of the projection be at least 9 feet above the grade of the circulation system below.	X	
<u>QR3</u>	<b><u>Pedestrian Connection to a Major Public Trail:</u></b> New development on a site located adjacent to a major public trail, that is not part of a street, must provide a connection from the trail to its pedestrian circulation system. The pedestrian connection must be unlocked during business or daylight hours.		<u>1 pt</u>
<u>QR4</u>	<b><u>Windows Facing a Pedestrian Walkway:</u></b> For new buildings that are within 15 feet of, and face the on-site pedestrian circulation system, at least 15 percent of the area of each façade that faces the circulation system must be windows or main entrance doors.		<u>1 pt</u>
<b><u>On-site Common Areas</u></b>			
<u>QR5</u>	<b><u>On-site Outdoor Common Area:</u></b> On sites in the Inner pattern area identified on Map 130-2, provide a common outdoor area designed so that it is at least 600 square feet in areas and must measure 20 feet in all directions. On sites in the Western or Eastern pattern area identified on Map 130-2, provide a common outdoor area designed so that it is at least 800 square feet in area and must measure 20 feet in all directions. Up to 20 percent of the outdoor area may be landscaped to the L1 standard. The remainder of the outdoor area must meet one of the following:		<u>3 pts</u>

	<ul style="list-style-type: none"> <li>• <u>The outdoor area is hard-surfaced or meets the surfacing materials requirement in 33.130.228.B.3. The outdoor area includes at least 4 linear feet of seating per 100 square feet of area;</u></li> <li>• <u>The entire outdoor area is a community garden with the area divided into individual raised garden beds. The beds are raised at least 12 inches above grade and can each be between 12 and 50 square feet in area. Individual beds are separated by pathways at least 3 feet in width; or</u></li> <li>• <u>The entire outdoor area is a children’s play area that includes a play structure at least 100 square feet in area and manufactured to the American Society for Testing and Materials (ASTM) standards for public playground equipment. At least 4 linear feet of seating per 100 square feet of area must be located adjacent to the play structure.</u></li> </ul>		
<u>QR6</u>	<b><u>Indoor Common Room. [Delete]</u></b>		
<u>QR6 (old QR7)</u>	<p><b><u>Building Walls Adjacent to Outdoor Common Area.</u></b> <u>New buildings with facades facing, and within 10 feet of an on-site outdoor common area must meet the following:</u></p> <ul style="list-style-type: none"> <li>• <u>At least 15 percent of the façade that faces the outdoor common area must be windows or doors leading to lobbies, tenant spaces or dwelling units; and</u></li> <li>• <u>Pedestrian access must be provided between the outdoor common area and at least one entrance for a lobby, tenant space or dwelling unit.</u></li> </ul>	X	
<u>QR7 (old QR8)</u>	<p><b><u>Buildings Surrounding Outdoor Common Area.</u></b> <u>Buildings walls within 10 feet of an on-site outdoor common area meeting QR5 must not be taller than two-times the shortest width of the outdoor area. As an example, if the outdoor area is 20-feet by 30-feet, the building walls within 10-feet of this open area could be up to 40-feet above the grade of the open area.</u></p>		<u>2 pts</u>

<b><u>Windows and Balconies</u></b>			
<u>QR8</u> (old <u>QR9</u> )	<p><b><u>Street-Facing Window Detail.</u></b> The following window standard must be met on all new street-facing facades. Ground floor storefront or curtain wall glazing systems are exempt from this standard:</p> <ul style="list-style-type: none"> <li>• <u>Provide trim that is at least 3 inches wide around 80 percent of the windows; or</u></li> <li>• <u>Recess the window glazing at least 3 inches behind the exterior wall or window frame for 80 percent of the windows.</u></li> </ul> <p><u>Alterations must either meet this standard or match the window trim and recess of the existing building for all new windows on street facing facades.</u></p>	X	
<u>QR9</u> (old <u>QR10</u> )	<p><b><u>Upper Floor Windows:</u></b> For new buildings and expansions of existing buildings above the ground floor, at least 30 percent of the area of the new street-facing facade above the ground floor must be:</p> <ul style="list-style-type: none"> <li>• <u>Windows; or</u></li> <li>• <u>Doors opening up to balconies.</u></li> </ul>		<u>2 pts</u>
<u>QR10</u> (old <u>QR11</u> )	<p><b><u>Street-Facing Balconies.</u></b> Provide balconies for at least 50 percent of the dwelling units with facades that face a street lot line and are located above the ground floor. There must be a minimum of six balconies to qualify. The balconies must be designed so that a 4-foot by 6-foot dimension will fit entirely within it. If the balcony has glazed railings, they must have a treatment pattern that is applied using techniques from the <i>Portland Bird Safe Windows</i> list.</p>		<u>3 pts</u>
<u>QR11</u> (old <u>QR12</u> )	<p><b><u>Sunshades for Windows.</u></b> Windows above the ground floor on facades that face south or west must provide sunshades over at least 50 percent of the window openings. The sunshades must be awnings or eaves directly above the window that project out at least 2 feet.</p>		<u>2 pts</u>
<u>QR12</u> (old <u>QR13</u> )	<p><b><u>Bird-Safe Glazing for Windows.</u></b> On façades that contain more than 30 percent glazing, at least 90 percent of the windows must incorporate bird-safe glazing. Treatment patterns and application techniques must be from the <i>Portland Bird Safe Windows</i> list.</p>		<u>2 pts</u>
<u>QR13</u> (old <u>QR14</u> )	<p><b><u>Operable Windows on Upper Level Units.</u></b> For dwelling units or commercial tenant spaces located above the ground floor, provide at least one operable window in an exterior wall of each dwelling unit or tenant space. Each window meeting this standard must provide an operable opening of at least 6 square feet.</p>		<u>1 pt</u>

<p>QR14 (old QR15)</p>	<p><b>Ground Floor Windows:</b> <u>The following is required for new buildings in the CM3 zone that are over 55-feet in height.</u>  <u>Other new buildings may elect to apply this standard for two points: The 60 percent ground floor window standard in 33.415.340 of the Centers Main Street Overlay Zone applies to all street-facing elevations. Other ground floor window standards of the base zone apply. Points are not applicable if the site is within the Centers Main Street Overlay Zone.</u></p>	<p>X</p>	<p>2 pts</p>
<p><b><u>Building Materials</u></b></p>			
<p>QR15 (old QR16)</p>	<p><b>Exterior Finish Materials:</b> <u>The following apply to new buildings that have a net building area of at least 5,000 square feet:</u></p> <ul style="list-style-type: none"> <li>• <u>The exterior finish materials on 80 percent of the building must be materials listed in approved materials list in Table 420-3 excluding windows and doors.</u></li> <li>• <u>The exterior finish materials on 90 percent of the street facing façade of the ground floor must be materials listed in the approved materials list in Table 420-3 excluding windows and doors.</u></li> <li>• <u>No more than 3 exterior finish material types listed in Table 420-3 may be used per building.</u></li> <li>• <u>There may be no more than one unlisted material used per façade.</u></li> </ul> <p><u>Alterations to buildings with a net building area of at least 5,000 square feet may choose to meet the standard above or use materials which are the same as, or visually match the appearance of, those on the existing building.</u></p>	<p>X</p>	
<p>QR16 (old QR17)</p>	<p><b>Exterior Finish Materials:</b> <u>The exterior finish materials on 100 percent of the building must be materials listed in the approved materials list in Table 420-3 excluding windows and doors. No more than 3 exterior finish material types listed in Table 420-3 may be used per building.</u></p>		<p>2 pts</p>
<p>QR17 (old QR18)</p>	<p><b>Building Materials Application to Side Walls of Building:</b> <u>The following apply to buildings located 20 feet or closer to the street lot line. Exterior finish materials on the street-facing facade of buildings located 20 feet or closer to a street lot line and on at least the first 2 feet of the adjoining, but not street-facing, facades must be the same exterior finish materials.</u></p>		<p>1 pt</p>



QR18 (NEW)	<b>Use of Sustainable of FCS Certified Wood:</b> The following apply to new buildings. Where wood products are allowed on Table 420-3, provide one or more of the following wood materials on at least 500 square feet of the exterior of a building: <ul style="list-style-type: none"> <li>Salvaged/reclaimed wood: The exterior wood is post-consumer reclaimed material with “FSC Recycled” certification.</li> <li>Certified wood: The exterior wood is certified by the Forest Stewardship Council as “FSC 100% material”.</li> </ul>		1 pt
QR19 (NEW)	<b>Low Carbon Concrete:</b> The following apply to new buildings. Where concrete is allowed as an exterior material on Table 420-3, use a Portland Cement mixture that has a global warming potential (GWP) below the maximum acceptable GWP limits published by the City of Portland procurement office.		1 pt
QR19	<b>Environmental Assessment of Building Materials. [Delete]</b>		
<b>Roofs</b>			
QR20	<b>Roof Pitch: [Delete]</b>		
QR20 (old QR21)	<b>Rooftop Equipment:</b> New rooftop equipment must be screened by a parapet that is as tall as the equipment, or the rooftop equipment must be set back 3 feet for every 1 foot of height above the roof or parapet.	X	
QR21 (old QR22)	<b>Ecoroof:</b> Provide an ecoroof that covers at least 40 percent of the total building roof area or 2,000 square feet whichever is greater. The ecoroof must meet the Stormwater Management Manual’s <i>Ecoroof Facility Design Criteria</i> .		2 pts
QR22 (old QR23)	<b>Solar Energy System:</b> Provide a rooftop solar energy system that covers at least 40 percent of the total building roof area or 2,000 square feet whichever is greater.		2 pts
QR23 (old QR24)	<b>Reflective Roof Surface:</b> At least 90 percent of the roof area not covered by rooftop equipment, vents, skylights, stairwells or elevator enclosures must meet the Energy Star requirements for solar reflectance. This standard does not apply if either standard QR21 or QR22 are used.		1 pt

**PART 3 - Amendments to Table 420-3: Approved Exterior Finish Materials**

The list of preferred materials (Table 420-3) has been expanded to provide greater delineation of the types of materials. The intent is to provide greater direction on how a reviewer would regulate the maximum types of materials per building (Standards QR16, QR18 and QR19). There was concern from staff and the Design Commission that the current delineation would result in an overuse of materials. The further parsing of materials into material types, along with the limitation to 3 material types per building is an attempt to address this concern, and is highlighted in yellow for discussion. Other changes, highlighted in grey are more minor in scope and were based upon comments from the PSC and the standards working group.

**Table 420-3  
Approved Exterior Finish Materials**

<b>Material Category and Approved Usage by Material Category</b>	<b>Material Type</b>	<b>Additional Approved Usage by Material Type</b>
<b>Brick</b>		
All brick and brick veneer	Brick and Brick veneer	n/a
<b>Stucco</b>		
Stucco that is one of the following: <ul style="list-style-type: none"> <li>Portland cement based three coat stucco system; or</li> <li>Cement board stucco system</li> </ul>	Stucco	n/a
<b>Wood</b>		
<ul style="list-style-type: none"> <li>The wood must have a coat of paint, clear finish or stain. If clear-finished or stained wood is used on a facade, the façade that contains this wood product must be protected from the elements. Protection from the elements means the wood is recessed t at least two feet back from the exterior walls, or there is an eave or awning that extends out two feet from the edge of the wood wall; and</li> <li>On the ground floor, the wood must be at least 6 inches above the foundation grade.</li> </ul>	Wood: boards	<ul style="list-style-type: none"> <li>The boards have a vertical or horizontal dimension of 6 inches or less.</li> <li>Wood with a larger dimension must contain a reveal or board pattern that has dimension of 6 inches or less.</li> </ul>
	Wood: shakes/shingles	<ul style="list-style-type: none"> <li>The shingles or shakes must contain a reveal of 10 inches or less.</li> </ul>

<b>Metal Wall Cladding</b>		
<ul style="list-style-type: none"> <li>The cladding must have a factory applied color or coat finish. Exterior paint applied to the panels does not count to meet this requirement. Metal wall cladding made of zinc or copper does not need a factory applied color or coat finish;</li> </ul>	<b>Metal: narrow format panels</b>	If the material has a vertical or horizontal dimension of 12 inches or less, the material must have a minimum thickness of 24-gauge.
	<b>Metal: large format panels</b>	<p>If the material has a vertical or horizontal dimension greater than 12 inches, the material must meet one of the following:</p> <ul style="list-style-type: none"> <li>The material has a minimum thickness of 20-gauge. The panels must include a rib or reveal of 4 inches or less. The rib or reveal must have a minimum depth of 7/8 inch.</li> <li>The material is bonded to a minimum 1/8" thick solid phenolic resin or plastic core.</li> </ul>
<b>Fiber Cement Wall Cladding</b>		
<p>In Town Centers and on Civic Corridors, fiber cement wall cladding cannot be used on the ground floor except on the portion of the ground floor containing residential uses;</p>	<b>Fiber Cement: planks</b>	If the product has a vertical or horizontal dimension of 6 inches or less, it must have a thickness of at least 5/8 inch.
	<b>Fiber cement: shake/shingles</b>	If the product is composed of shingles or shakes, the installation of the shingles or shakes must contain a reveal of 10 inches or less and have a thickness of at least 5/8 inch.
	<b>Fiber cement: panels</b>	If the product has a vertical or horizontal dimension greater than 6 inches, the panel must have a density greater than 80 pounds per cubic foot.

<b>Concrete</b>		
	<u>Concrete: Poured in Place</u>	<ul style="list-style-type: none"> <li>• <u>Poured in place concrete used as an exterior material for the foundation and ground floor up to the floor level of the second floor;</u></li> </ul>
	<u>Concrete Masonry Units (CMU)</u>	<ul style="list-style-type: none"> <li>• <u>CMU may be used as a foundation material if the material is not revealed more than 3 feet above the finished grade adjacent to the foundation wall.</u></li> </ul>