



# DOZA

## Design Overlay Zone Amendments

### Reflection & Recommendation

Planning & Sustainability Commission  
July 14, 2020

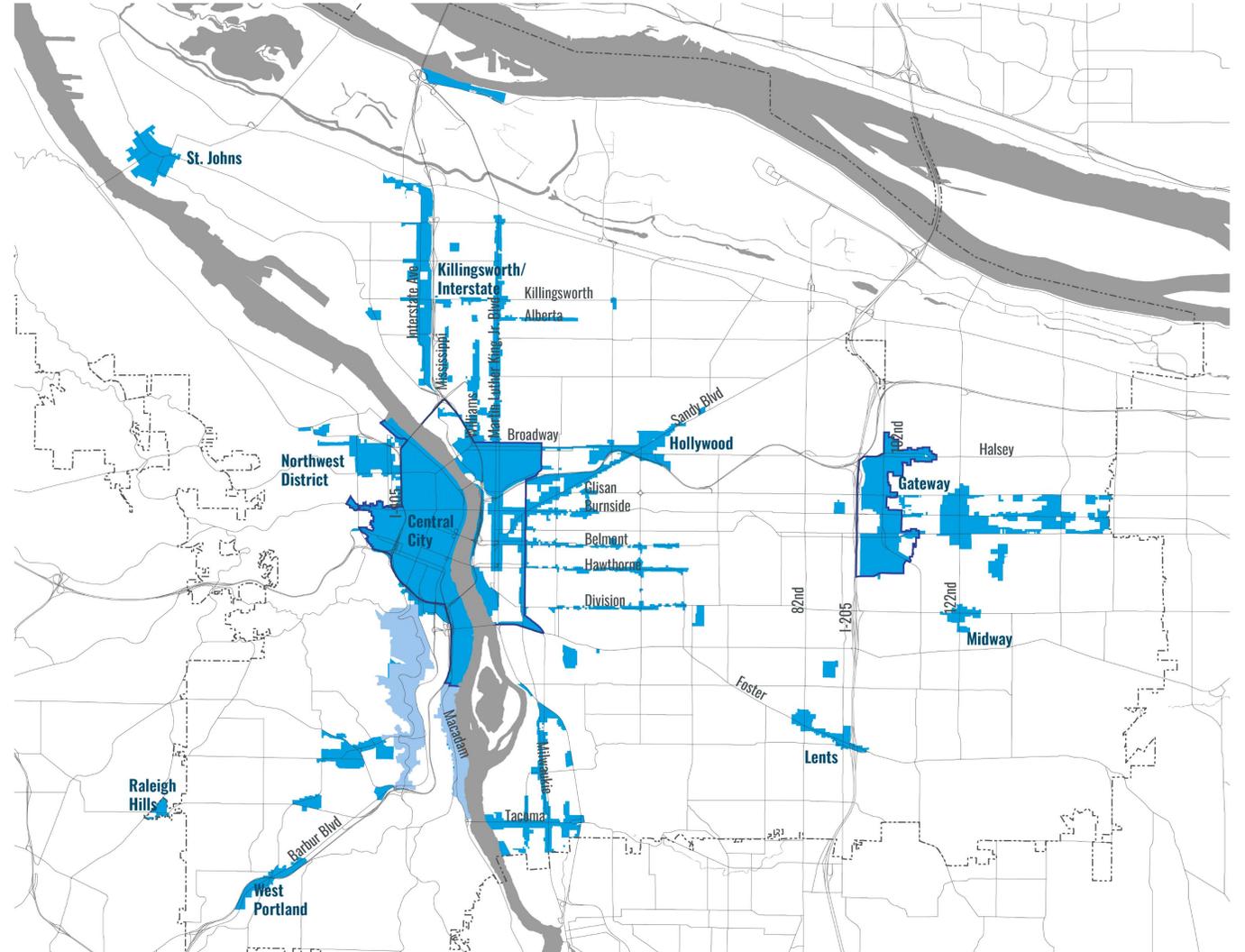
# Today's Agenda

- 10 min • Staff Overview
  - Project Origins
  - DOZA Amendment Summary
- 10 min • Julie Livingston: Report from Design Commission
- 25 min • Final Discussion/Reflections
- 10 min • Review of Recommendation/Vote



# Project Origins

- Comp Plan Update – Expansion of Design overlay
- Comp Plan Update – Goals
- Growth in Centers/Corridors
- Tools not refreshed in years
- Two-track review system
- Assessment Findings



# DOZA Amendment Summary



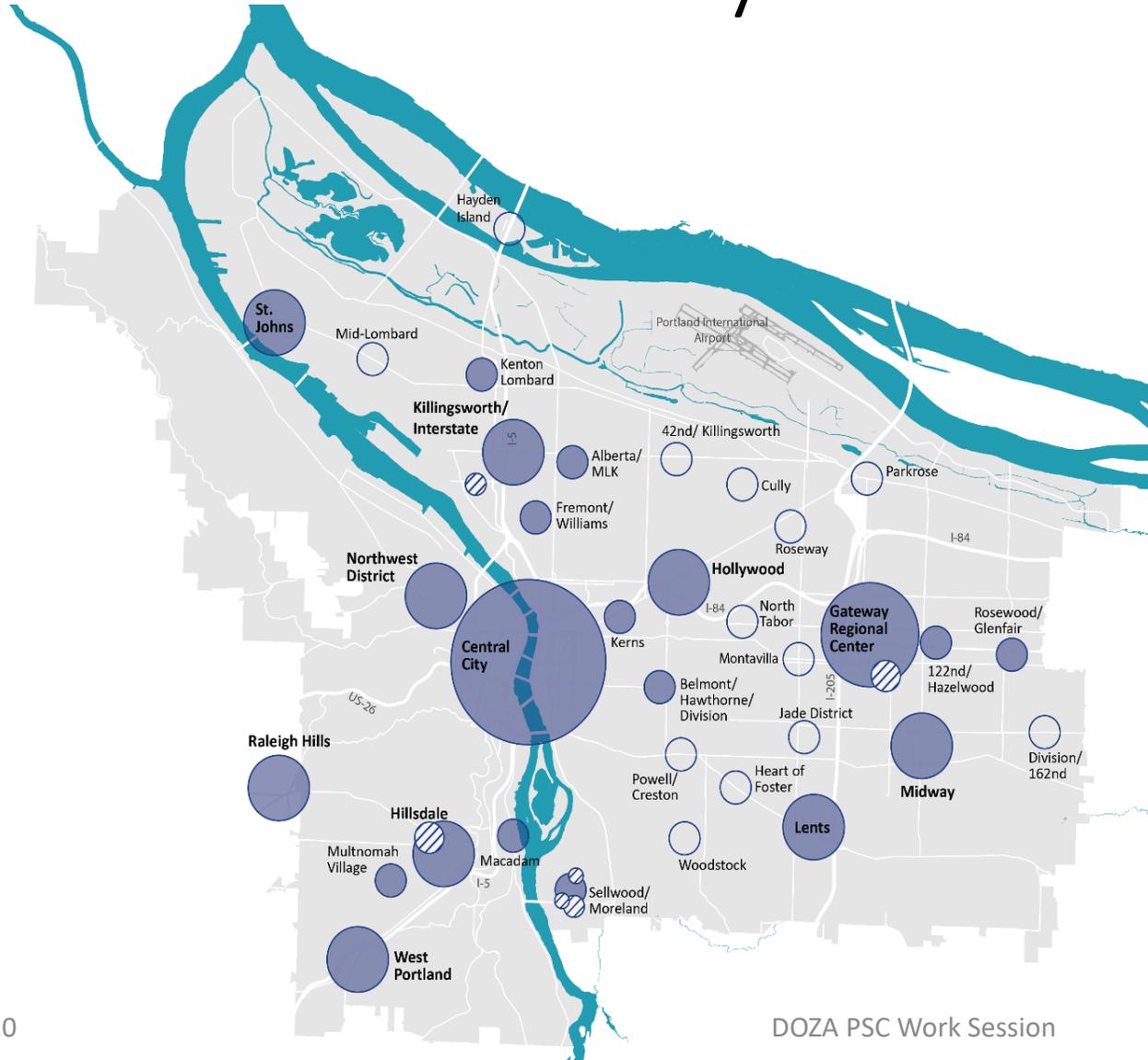
1. **PURPOSE** of the Design overlay zone
2. **MAP** of where the Design overlay zone applies
3. **THRESHOLDS** for reviewing projects
4. **PROCESS** for design review
5. **TOOLS** for evaluating projects
  - Portland Citywide Design Guidelines
  - Design Standards

# 1. Purpose of Design Overlay Zone



- City **designed for people in harmony with nature**
- Promotes design through tools that:
  - Build on **context** by enhancing the distinctive physical, natural, historic and cultural qualities of the location while accommodating growth and change;
  - Contribute to a **public realm** that encourages social interaction and fosters inclusivity in people's daily experience; and
  - Promotes **quality and long-term resilience** in the face of changing demographics, climate and economy.

# 2. MAP of d-overlay zone



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

**LEGEND**

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

# 3. THRESHOLDS for reviewing projects



- **Exemptions** – Expanded and Condensed
  - Smaller Residential
  - Some Storefront / Roof Alterations
- **Thresholds** – based on size/scale instead of cost
  - **Outside Central City and Gateway:**
    - Buildings up to 75-feet tall can use standards
  - **Gateway** – Development up to 35-ft tall can use standards
  - **DZ Review** – Central City Table vs Outside Central City Table
- **Bridges** – Required Design Commission Hearing

# 4. PROCESS for reviewing projects



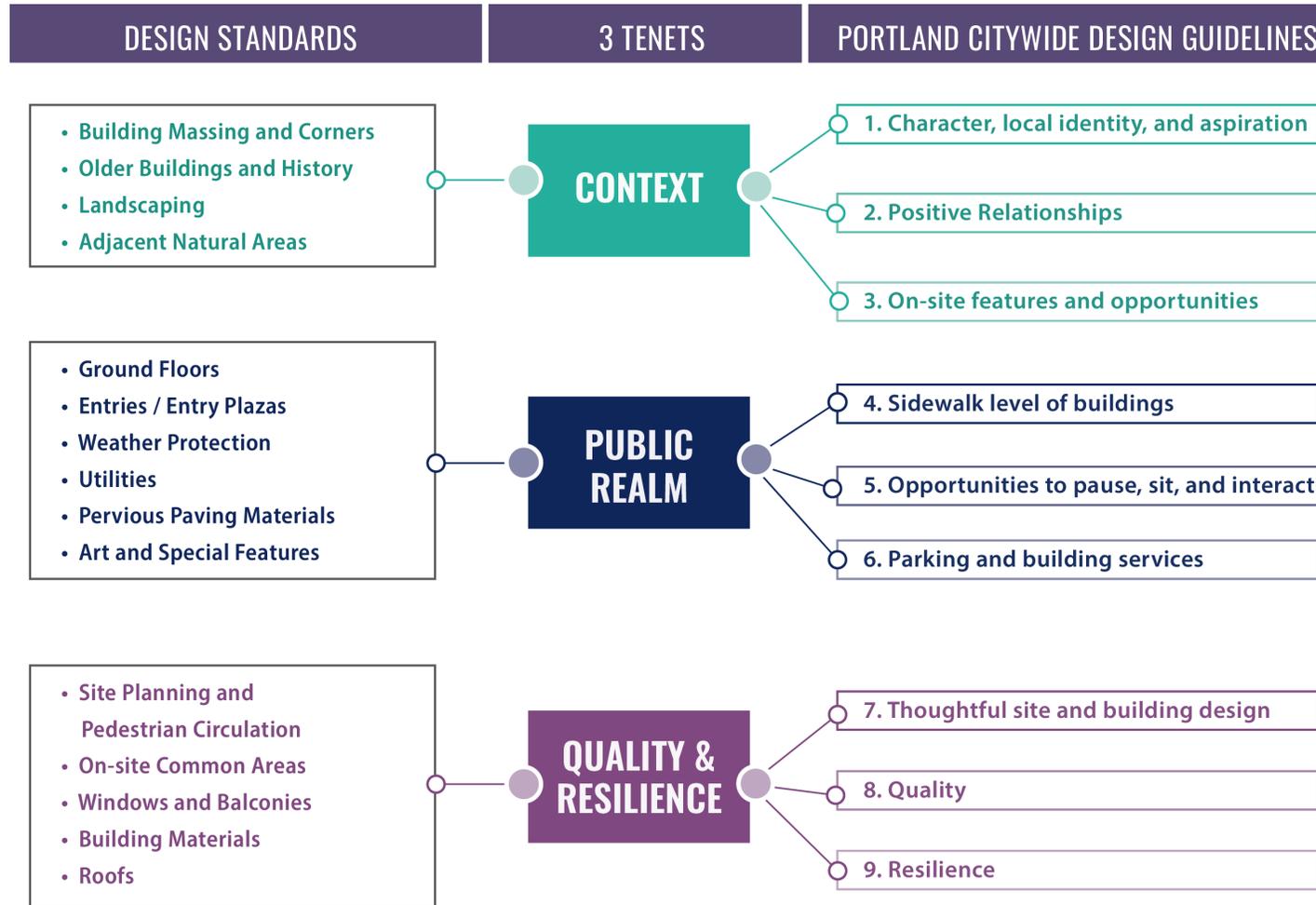
- **Design Commission membership** updated
- **DAR meetings** limited to one, process clarified
- **Factors in Design Review** does not include FAR and Height reductions
- **Administrative improvements** in transparency and efficiency

# 5. TOOLS for reviewing projects

- **Shift** in focus on the three tenets
  - Context
  - Public Realm
  - Quality & Resilience
- **Guidelines** with new emphasis on social and cultural context, site design, climate
- **Standards** with Menu Approach:
  - Certainty without rigidity
- **Parity** between Guidelines / Standards



# 5. TOOLS for reviewing projects



# DOZA – Advancing Equity



- **Purpose statement** focuses on inclusive and human-centered places
- **Map** does not expand design overlay
- **Thresholds** allow more exemptions and standards
- **Process** seeks to reduce time and lower barriers for engagement
- **Tools: Design Guidelines**
  - Acknowledge that development can cause and has caused harm
  - Promote an anti-racist built environment
  - Promote inclusive design and histories/art
- **Tools: Design Standards**
  - Moves away from white dominant culture design and architecture
  - Encourage flexibility – certainty without rigidity
  - Encourage affordable retail on ground floor

# DOZA – Impacts on Development

Concerns	DOZA Proposals					
	Exemptions for small residential / alterations	More projects to use standards (Gateway, tall buildings)	Fewer required Design Advice Request (DAR) meetings	Fewer design guidelines	More flexibility within standards	Wider variety of materials within standards
<b>Lower Cost</b> of Design Review (LU) application	+	+			+	+
<b>Less Time</b> it takes to get a permit	+	+	+	+	+	
<b>More Certainty</b> in the process	+	+	+		+/-	+
<b>Lower Cost</b> of materials	+				+/-	+/-

# Next Items

- Summary of Design Commission Decision / Discussion
- Round Robin Reflections from PSC Members
- PSC Motion/Vote

# PSC Motion/Vote

- Direct staff to:
  - Revise DOZA Volume 1 – Staff Report to clarify proposals, rationale and update commentary, as necessary.
  - Refine the recommended zoning code language, formatting and commentary in DOZA Volume 2, as necessary, including standards for architectural concrete.
  - Update DOZA Volume 4 – Appendices to provide background information as necessary.
- Recommend that City Council:
  - Adopt DOZA Volumes 1, 2 & 4 – Proposed Drafts as amended;
  - Amend the Zoning Code as shown in Volume 2 as amended; and
  - Amend the Zoning Map as shown in Volume 2.

end

# Energy / Climate Resilience

- New Purpose Statement – Focus on Quality and **Resilience**
- Design Guidelines and Standards
  - New Guidelines address climate, natural environment, and adaptability
  - New Standards incentivize solar & eco-roofs, community gardens, natural ventilation, sustainable/low carbon materials
  - Incentives to limit parking, increase pervious paving and shade
  - Opportunities for adaptable ground floors
- Overall goal for projects to create active, inclusive centers that are built to last – building the next generation of affordable housing