



DESIGN OVERLAY ZONE AMENDMENTS

City Council Hearing
May 12, 2021

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THE BUREAU OF
**PLANNING &
SUSTAINABILITY**



Today's agenda

Staff presentation

- Project context
- DOZA proposals

Commission recommendations

Testimony

Project Context

Comp Plan Guiding Principles

Economic Prosperity

Human Health

Environmental Health

Equity

Resilience



THE BUREAU OF
**PLANNING &
SUSTAINABILITY**

Why DOZA

- Design for people
- Cost and time
- Certainty and flexibility





Consultant-led Assessment

- Peer city review
- 50 site and building observations
- Outreach
 - Architects & Developers
 - Affordable Housing Providers
 - Equity Focus Group
 - Commissions
 - Neighborhood & Business Associations
 - Agencies (Prosper, BES, PBOT, PHB)
- City Council Accepted Recommendations

DOZA Legislative Timeline





Outreach Summary

Assessment: survey, focused interviews 2016-17

Five open houses: 2018-19

Focused meetings:

- Urban designers, architects & applicants
- Equitable development (NPI, DCL Partners, NAACP)
- Neighborhood & business coalitions/associations
- Agencies (Prosper, BES, PBOT, PHB)

Joint Commission hearings

City Council hearings



What's in the DOZA Proposal?

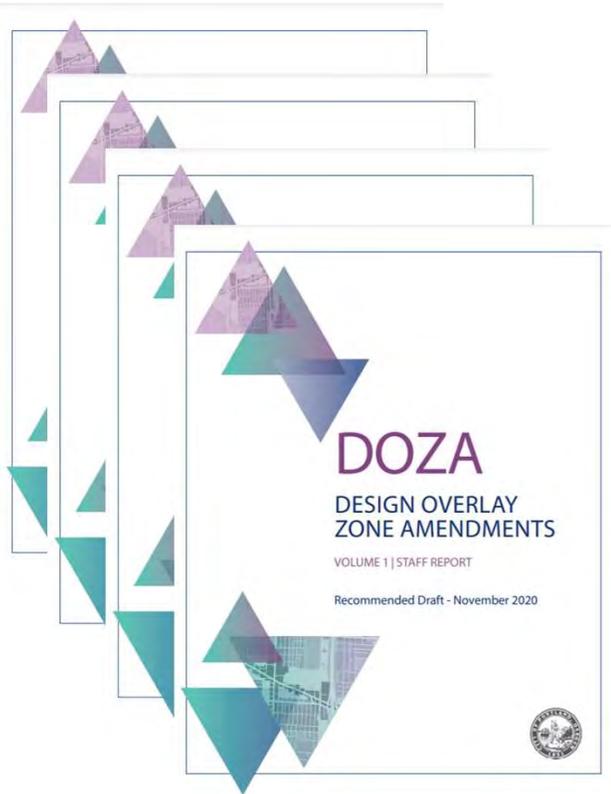
Volume 1: Staff Report

Volume 2: Code and Map Amendments

Volume 3: Portland Citywide Design Guidelines

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

- Appendix A: BDS Administrative Improvements
- Appendix B: Housing Affordability Memo (February 6, 2017)





Project Record

Search for DOZA at:
efiles.portlandoregon.gov

Contact:
phil.nameny@portlandoregon.gov

DOZA Proposals

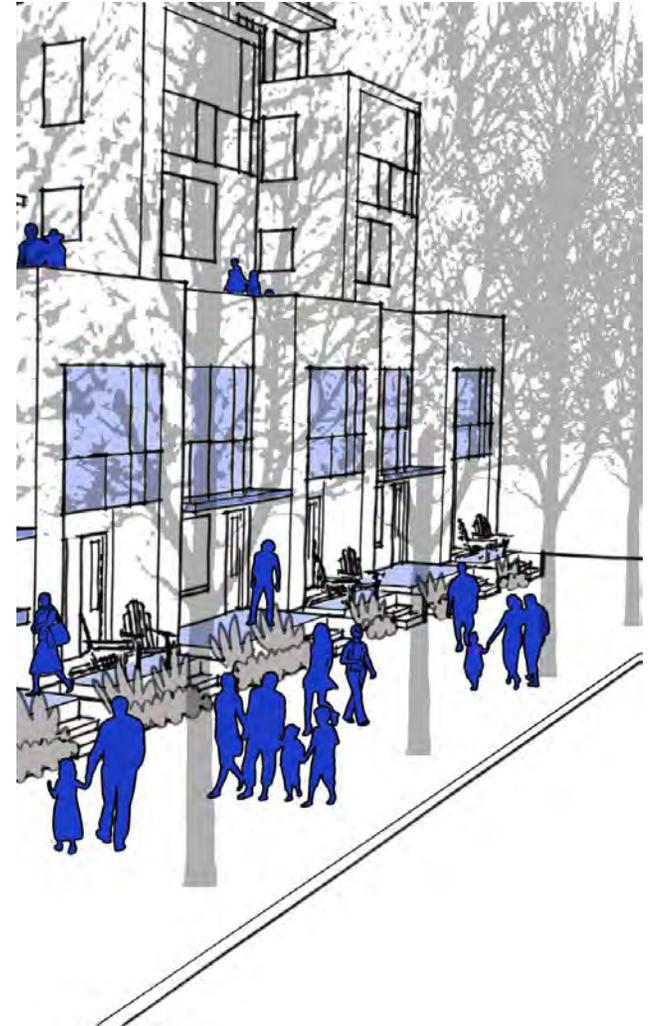


DOZA Proposal Outline

1. **PURPOSE:** Designing for People
2. **MAP:** No expansion
3. **THRESHOLDS:** Cost, time, certainty
4. **PROCESS:** Certainty in Design Review
5. **TOOLS** for evaluating projects
 - Portland Citywide Design Guidelines
 - Design Standards

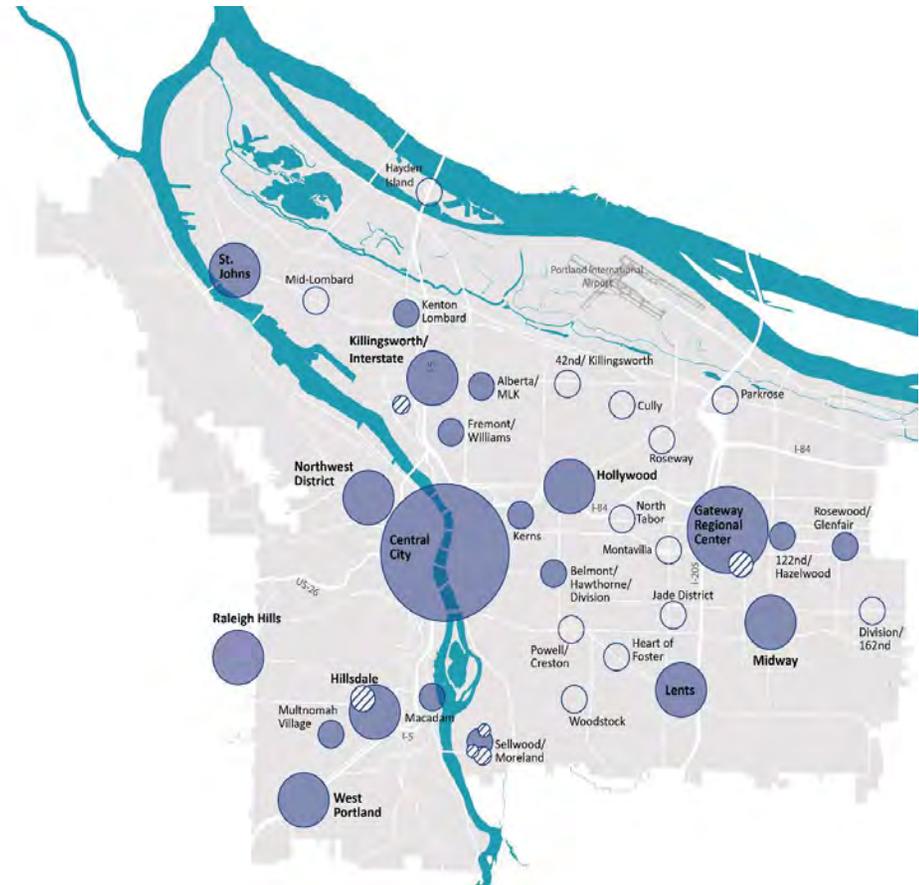
1. PURPOSE: Designing for people

- Promotes a city designed for people and in harmony with nature
- Promotes design excellence through tools that:
 - Build on context
 - Contribute to a public realm
 - Promote quality and long-term resilience



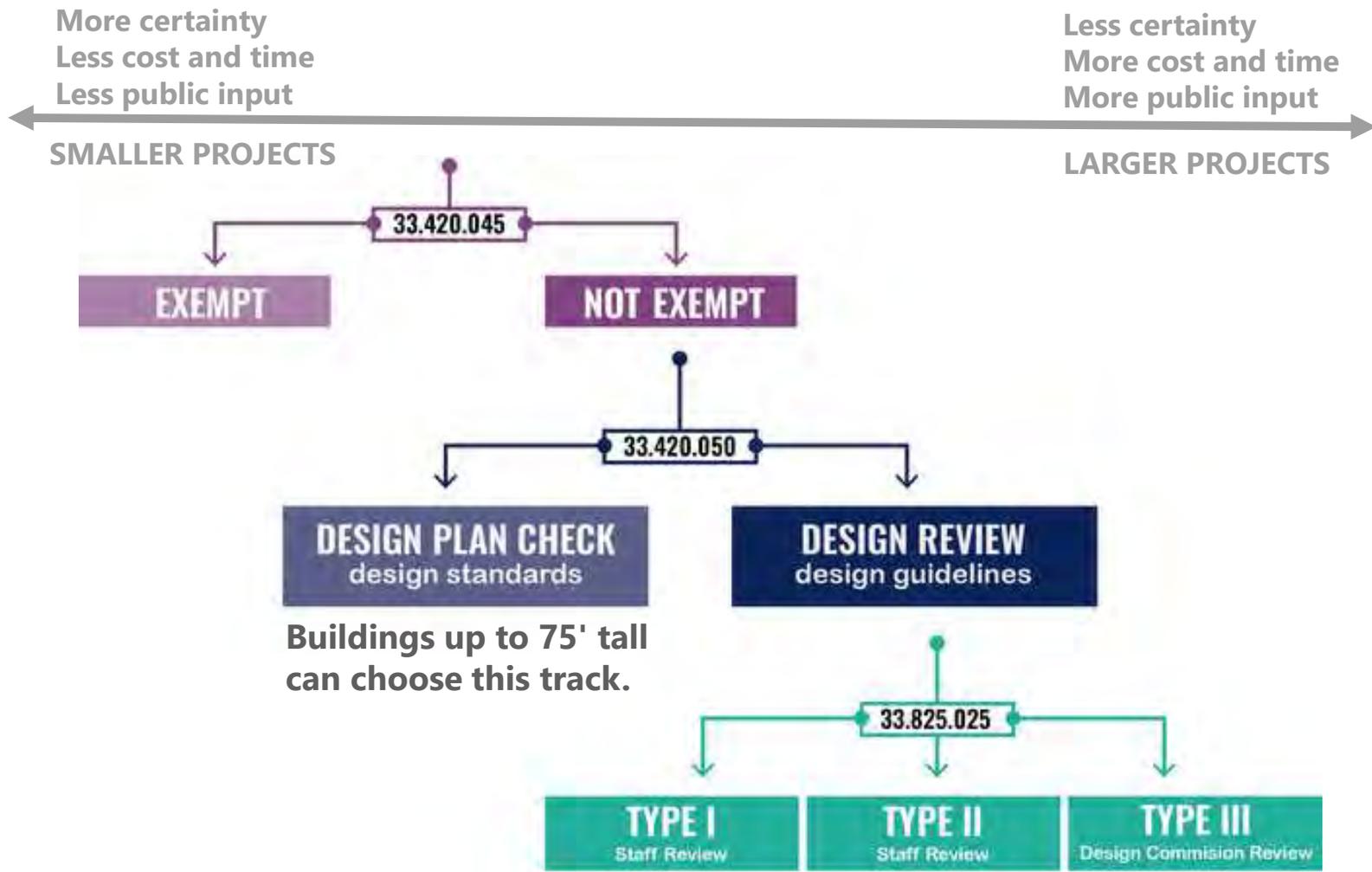
2. MAP: No expansion

- No expansion per community feedback
- Remove design overlay from single-dwelling



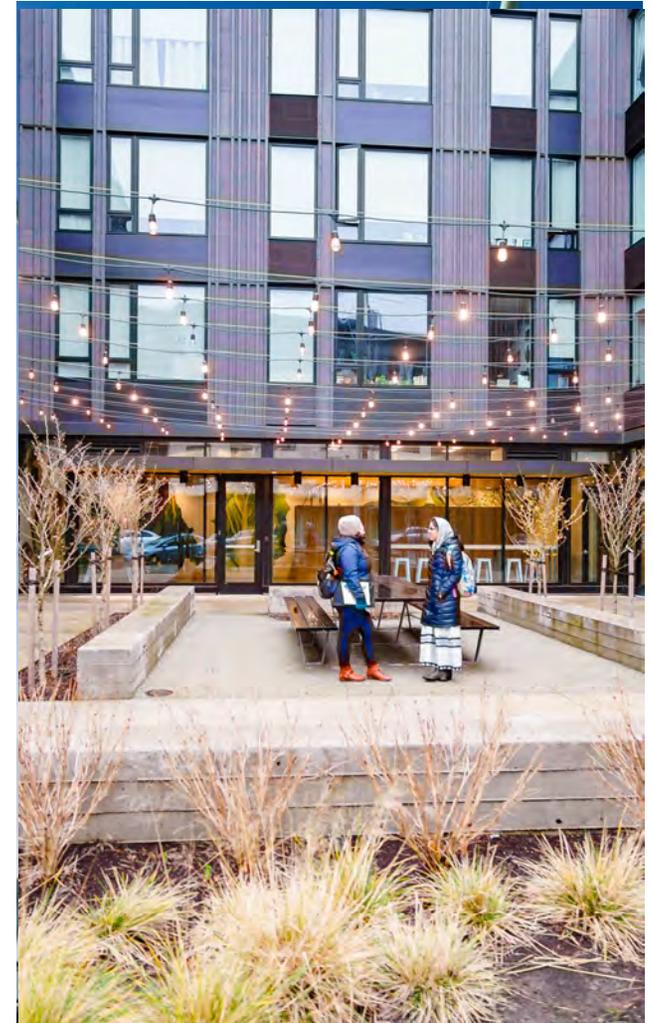
3. THRESHOLDS for reviewing projects

Cost
Time
Certainty



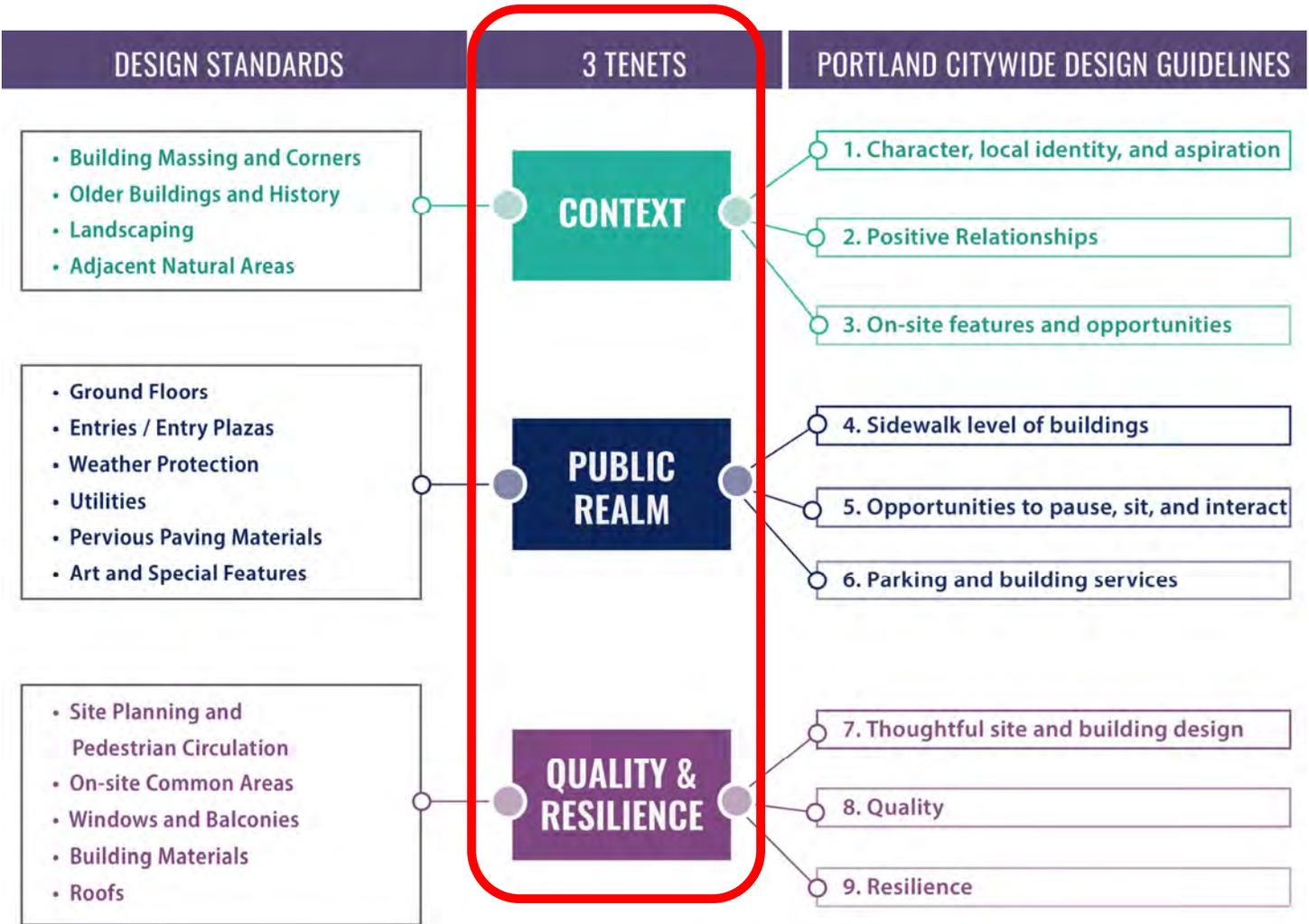
4. PROCESS: Certainty in Design Review

- **Update Design Commission membership**
 - 7 volunteers:
 - *Current*: 1 RACC, 1 public-at-large + 5 subject experts
 - *Proposal*: 1 RACC, 1 public-at-large, 1 natural resources, 1 sustainability + 3 subject experts
- **Clarify that design review cannot require a reduction of proposed FAR or height**
- Streamline process by limiting number of design advice requests (DAR)
- BDS made administrative improvements



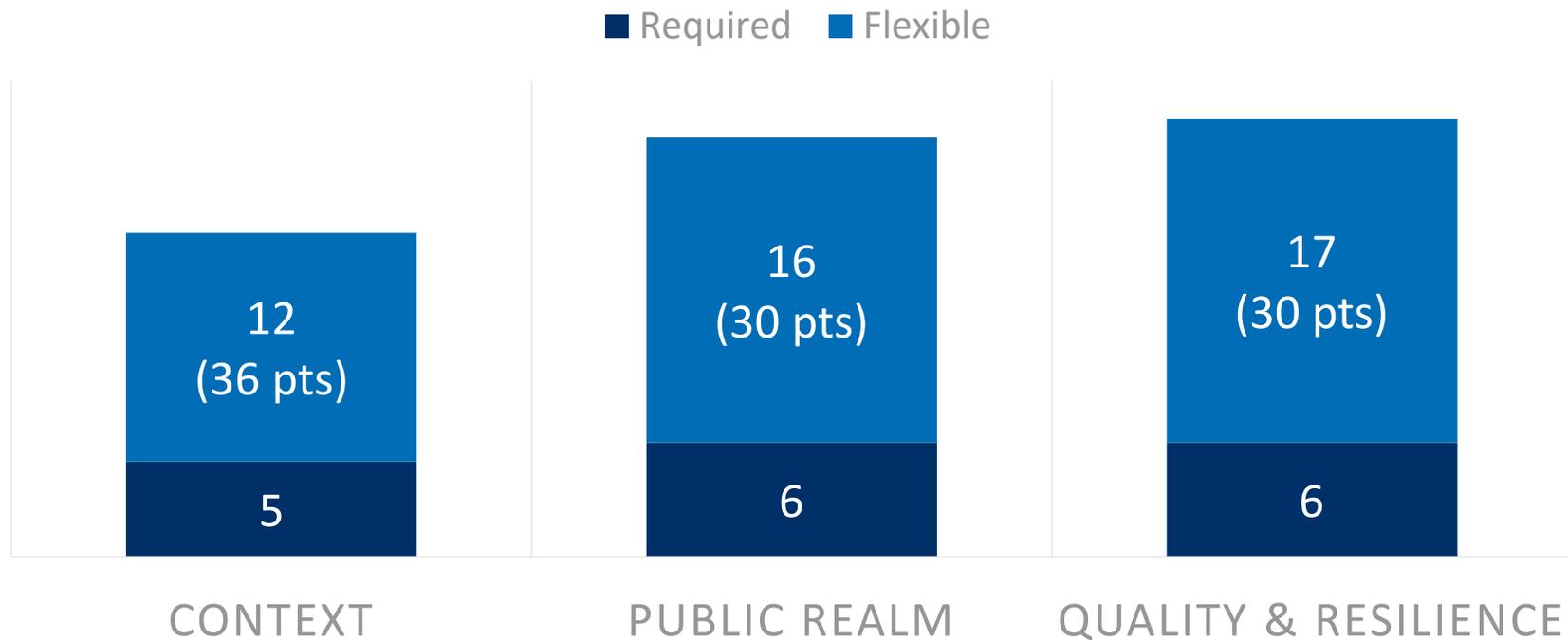
5. New TOOLS for evaluating projects

Designing for People



5. TOOLS for evaluating projects

Design Standards – New flexible standards



Certainty and flexibility



Designing for people



In harmony with nature



DOZA Delivers ...

- **Design for people**
- **Cost and time**
- **Certainty and flexibility**

Commission Recommendations

- Katherine Schultz, Planning and Sustainability Commission
- Julie Livingston, Design Commission



DESIGN OVERLAY ZONE AMENDMENTS

City Council Work Session
May 26, 2021

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THE BUREAU OF
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Today's agenda

What we heard from testimony

Staff presentation on issues:

1. Bridges
2. Design Commission Makeup
3. Inner Main Streets Design Standard
4. Review of affordable housing projects
5. Height Threshold for Design Review (55 v. 75-ft)
6. Technical Amendments

Next Steps



Testimony Recap

By the numbers:

- 51 oral testifiers
- 232 pieces of written testimony

Themes:

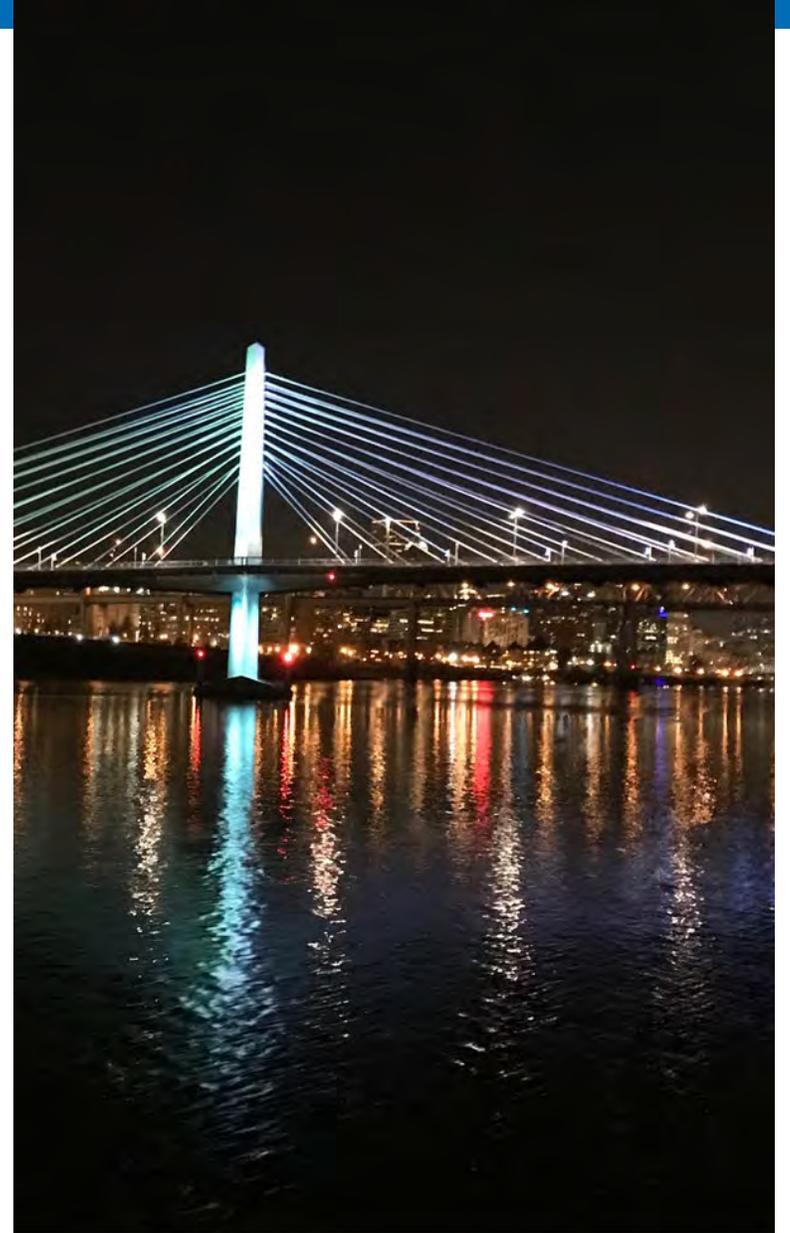
- General support for DOZA and the flexibility of standards
- Use the SMILE guidelines in DOZA (and by extension the PDX Main Streets document)
- Portland: Neighbors Welcome support with additional removal of complexity (additional standards for height, character statements, affordable housing, etc.)
- Allow additional affordable housing projects to choose a Type II review
- Lower the height threshold for use of Design Standards and Design Review types
- Request to apply the Main Street ('m') overlay in Arbor Lodge commercial zones

1. Bridges

How should bridges in the right-of-way be reviewed?

Options

- PSC recommendation – Type III review for span over 60-ft
- Exempt bridges, but require Design Advice Request if span over 100-ft.
- Other?



2. Design Commission Makeup

Current

1 – Public-at-Large

1 – Regional Arts and Culture Member

5 – members of design, engineering, financing, construction or management of buildings, or land development

DOZA

1- Public-at-Large. This member cannot have subject expertise listed below.

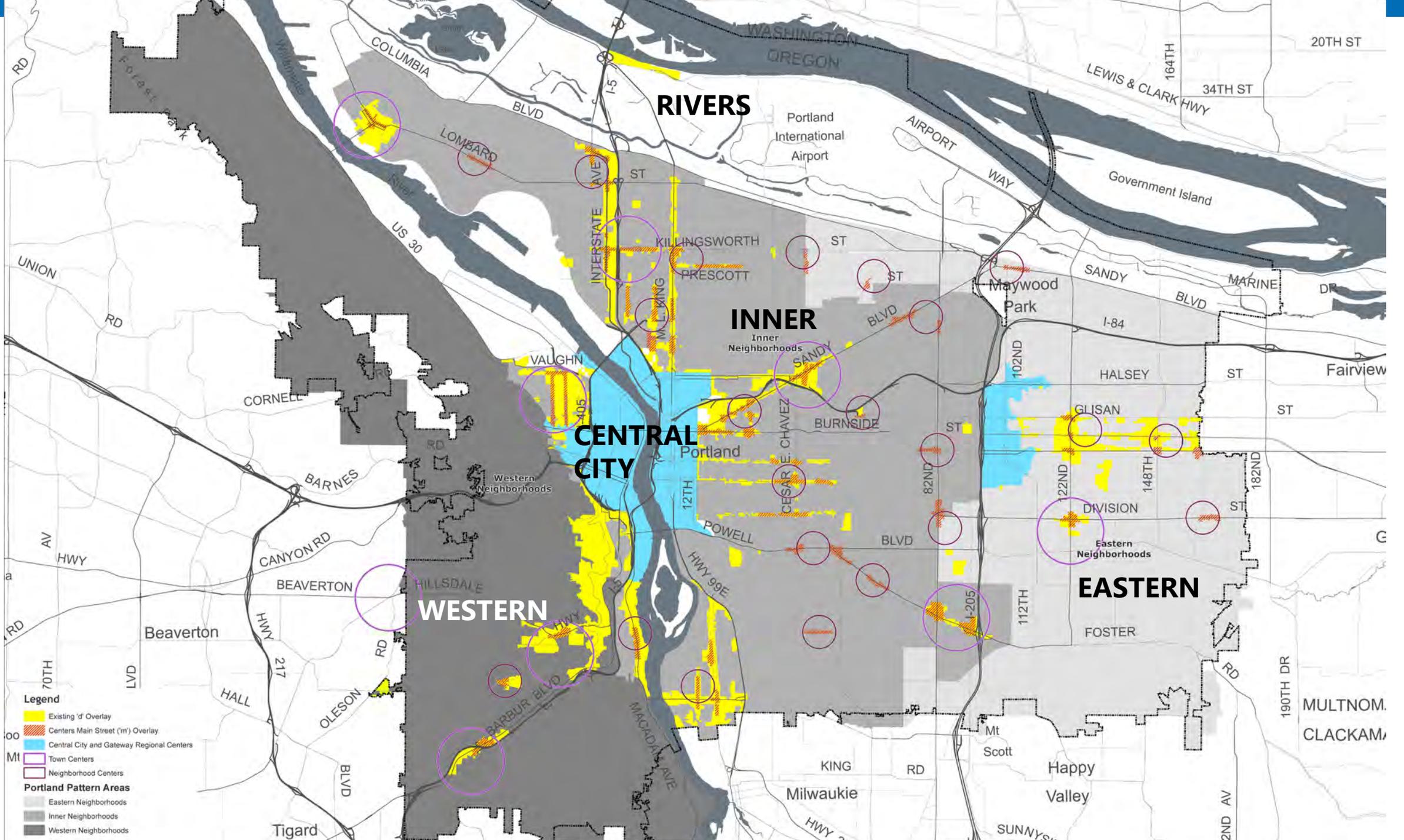
1 – Regional Arts and Culture Member

1 – expert in Natural Resource Management

1 – expert in Sustainable Building Practices

3 – experts in design, urban planning, architecture, landscape architecture, engineering, financing, construction or management of buildings, or land development

3. Inner Main Streets Design Standard



RIVERS

INNER

Inner Neighborhoods

CENTRAL CITY

WESTERN

EASTERN

- Legend**
- Existing 'd' Overlay
 - Centers Main Street ('m') Overlay
 - Central City and Gateway Regional Centers
 - Town Centers
 - Neighborhood Centers
- Portland Pattern Areas**
- Eastern Neighborhoods
 - Inner Neighborhoods
 - Western Neighborhoods

Design Features of Inner Main Streets – pick one

- Base/middle/top
- Upper level step-back
- Angled corner entries
- Stacked vertical windows
- Transom windows
- Extended street-facing balconies

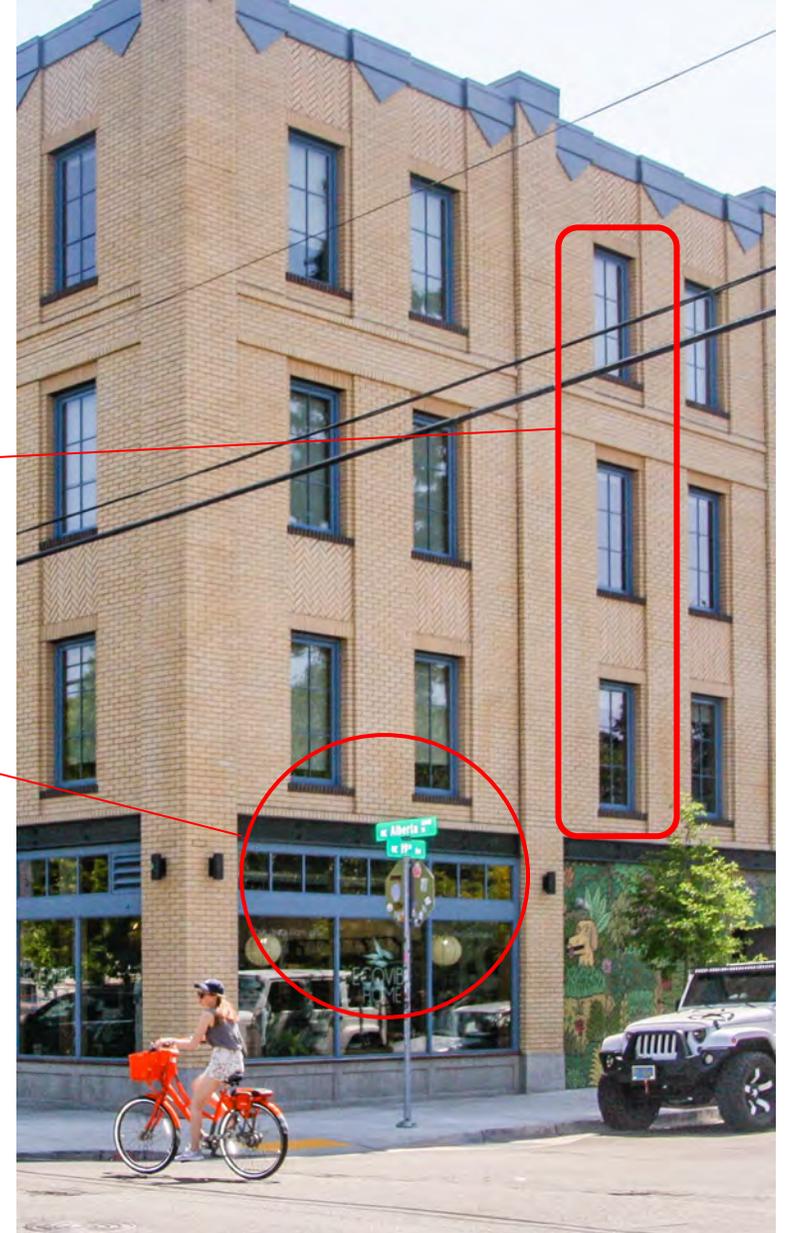


Design Features of Inner Main Streets

1. Base/middle/top
2. Upper level step-back
3. Angled corner entries

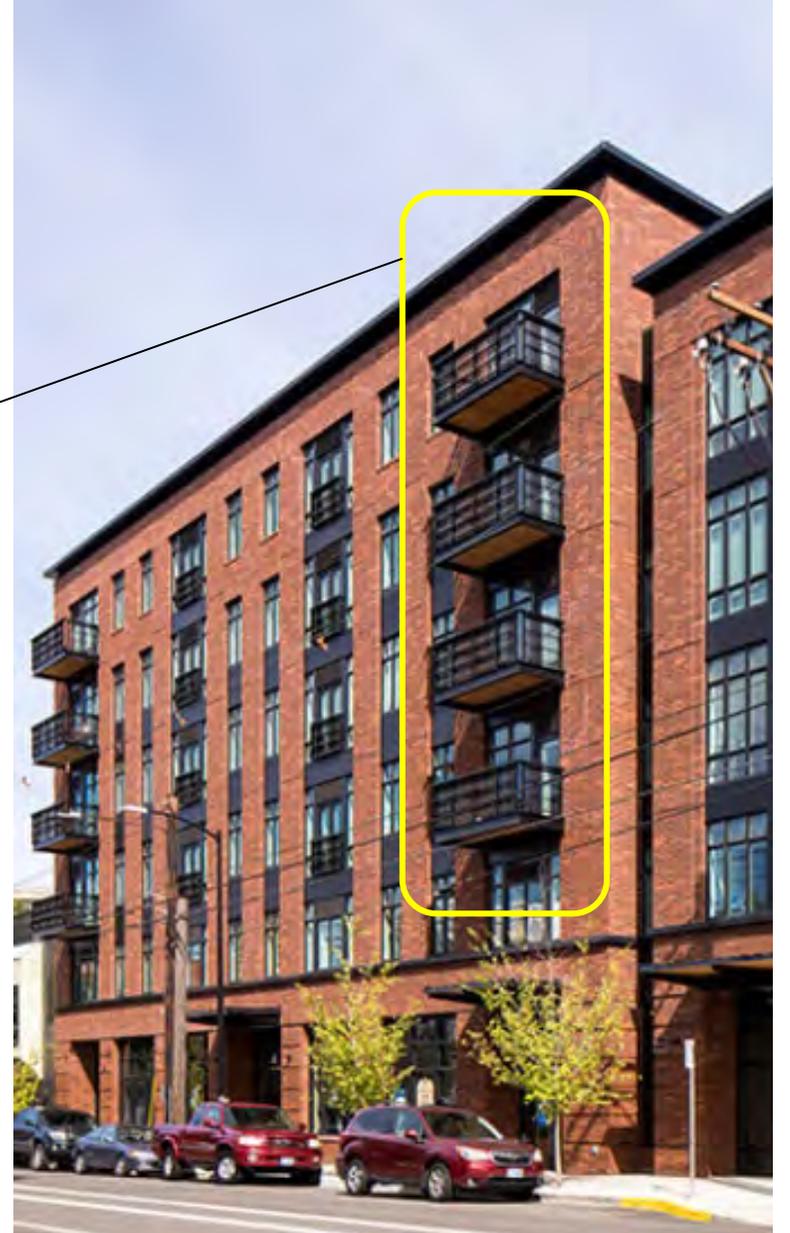
Design Features of Inner Main Streets

- 4. Stacked vertical windows
- 5. Transom windows



Design Features of Inner Main Streets

6. Extended street-facing balconies



4. Review of affordable housing projects

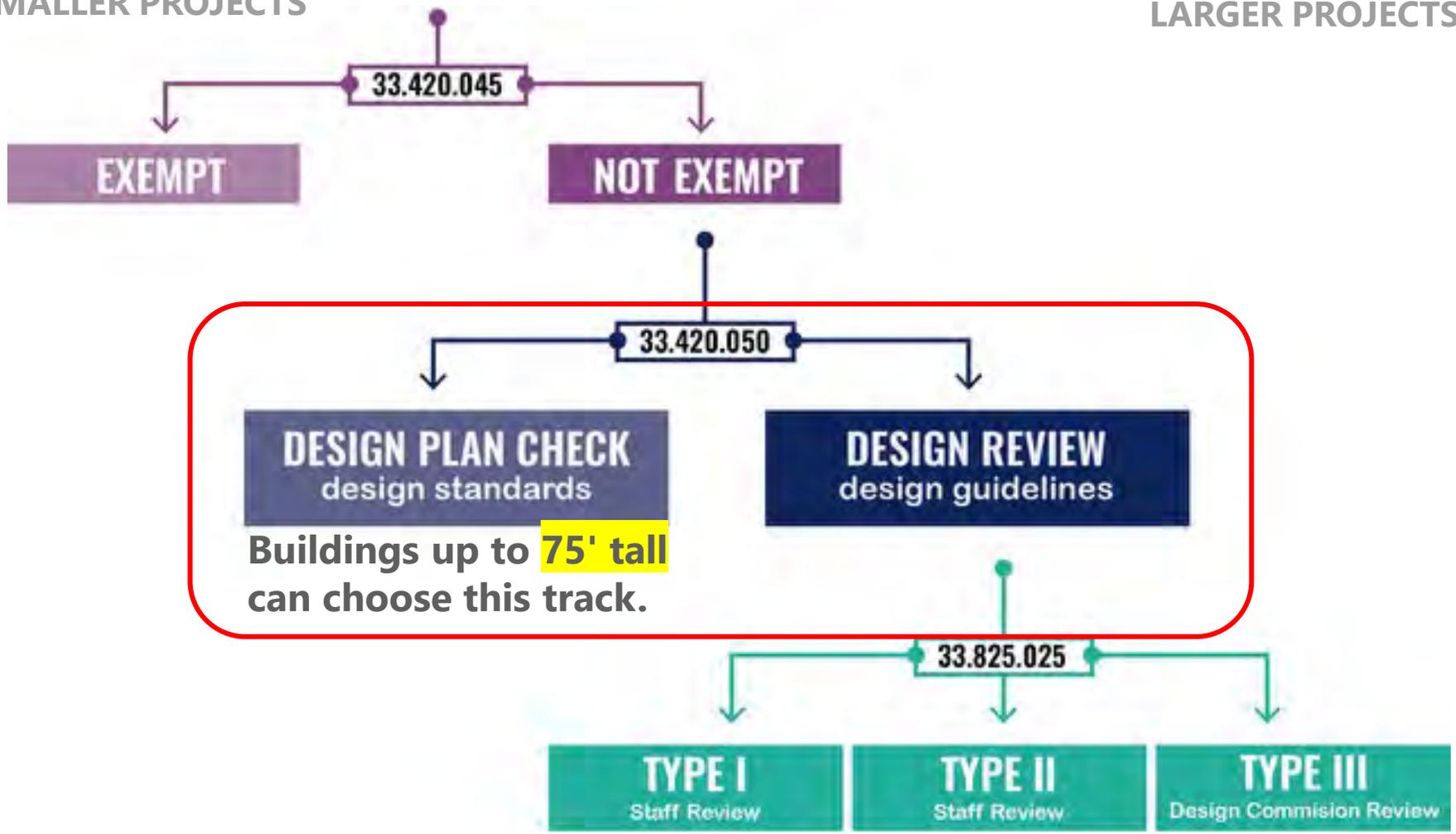
What Type III review projects are eligible to choose a Type II review?

Options

- Existing Code – City Subsidy Project w/ 20% units at 60% MFI for 60 years
- SDC Waiver – Use EOAH w/ waiver for 50% units at 60% MFI for 60 years
- Tax Credit or Limited Tax Exemption
- All Inclusionary Housing – CC/Gateway: 10/20% units at 60/80% affordability. Elsewhere until 2022: 8/15% units at 60/80% affordability

5. Height Threshold for Design Review (55 vs. 75-ft)

THRESHOLDS for reviewing projects outside Central City



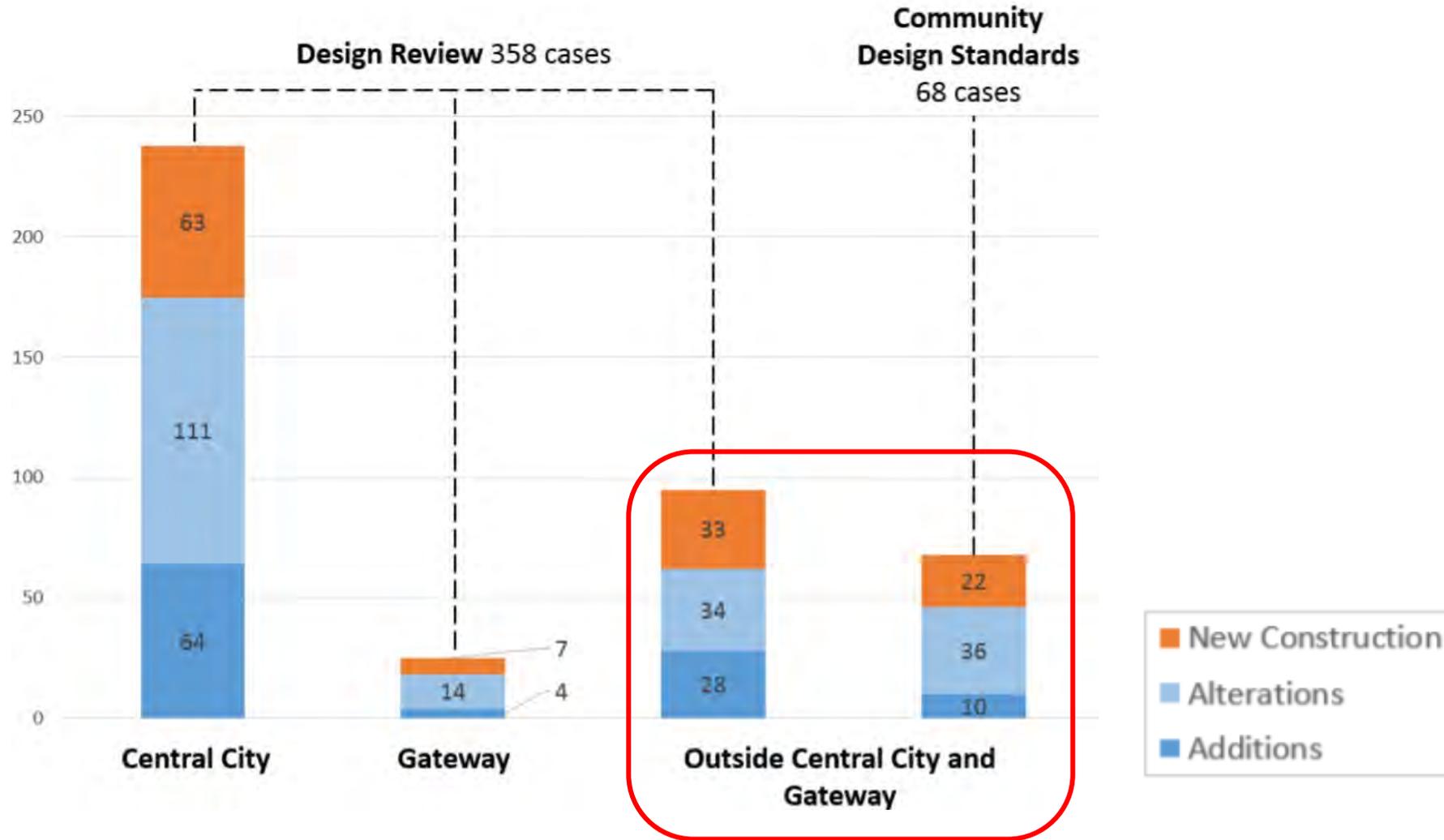
~75-ft



~55-ft



Projects built in d-overlay 2013-2015



May 24, 2021

City of Portland, Oregon
Bureau of Planning & Sustainability
Geographic Information System

Base Maximum Building Heights

Legend

--- City Boundary

▨ Design (d) overlay

Base Height

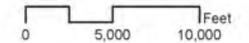
■ 55' or less

■ 56' to 75'

■ greater than 75'

■ no height limit applied

* Central City and Gateway Plan Districts not shown.



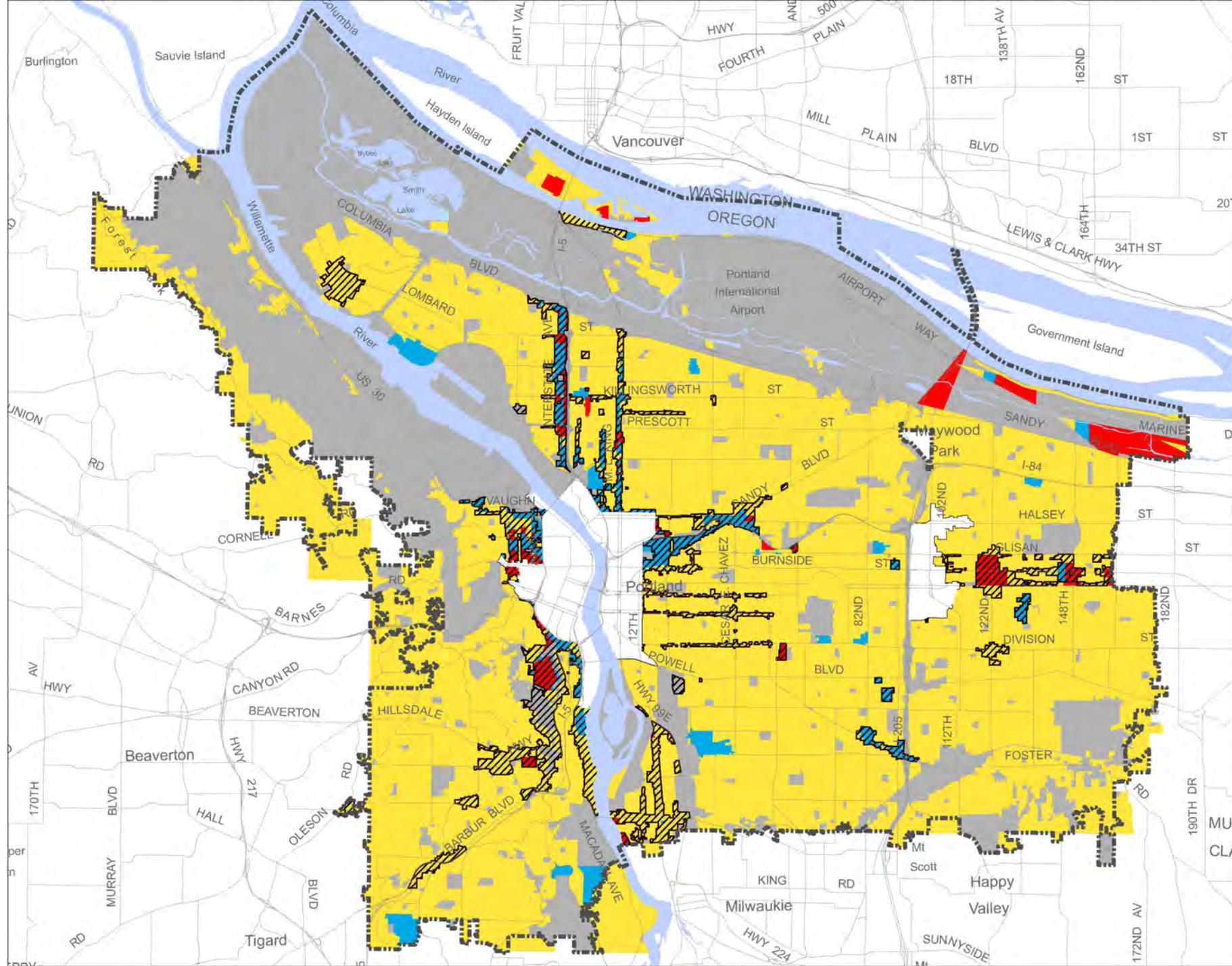
The information on this map was derived from City of Portland GIS databases. Care was taken in the creation of this map but it is provided "as is". The City of Portland cannot accept any responsibility for error, omissions or positional accuracy.



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City of Portland, Oregon



Height Threshold for Design Review

DOZA proposes that Design Standards (as an alternative to Design Review) can be used on buildings up to 75-ft tall except in Central City and Gateway

Point

- Many **base zones allow buildings taller than 55-ft by right.**
- DOZA has **modeled the Design Standards after desired outcomes in Design Review** and will result in buildings that are on par with Design Review.
- DOZA added **more required standards/points to buildings taller than 55-ft** to raise the bar on design for taller buildings.

Counterpoint

- Design Review allows for **public testimony**, whereas Standards do not. Buildings that are **taller than 55-ft have significant impact** and need opportunity for public feedback.
- Design Review is **an opportunity to more meaningfully address site-specific and social context.**
- Most **development outside of the Central City and Gateway will be lower than 75-ft** so most buildings will not go through Design Review under the proposed thresholds.

6. Technical Amendments

Six Items

1. Outdoor Shelter Exemption
2. Rooftop Equipment Screening
3. Low Carbon Concrete Design Standard
4. Legislative Projects & Joint Hearings
5. Map Numbering Typos
6. References in the Sign Code (Title 32)

Next Steps

- June 3** BPS will publish potential amendments: portland.gov/bps/doza
Written testimony on amendments will reopen:
portlandmaps.com/bps/mapapp
- June 8** Deadline for registering to testify on amendments (4:00 pm)
- June 10** City Council hearing on amendments (2:00 pm)



DESIGN OVERLAY ZONE AMENDMENTS

City Council Hearing
June 10, 2021

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Today's agenda

Potential Amendments:

1. Bridges
2. Make up of Design Commission
3. Main Street Standards bundle
4. Review of affordable housing projects
5. Threshold for Design Review
6. Technical amendments
7. Ground floor active use in Arbor Lodge
8. Directive to create character statements

Next Steps

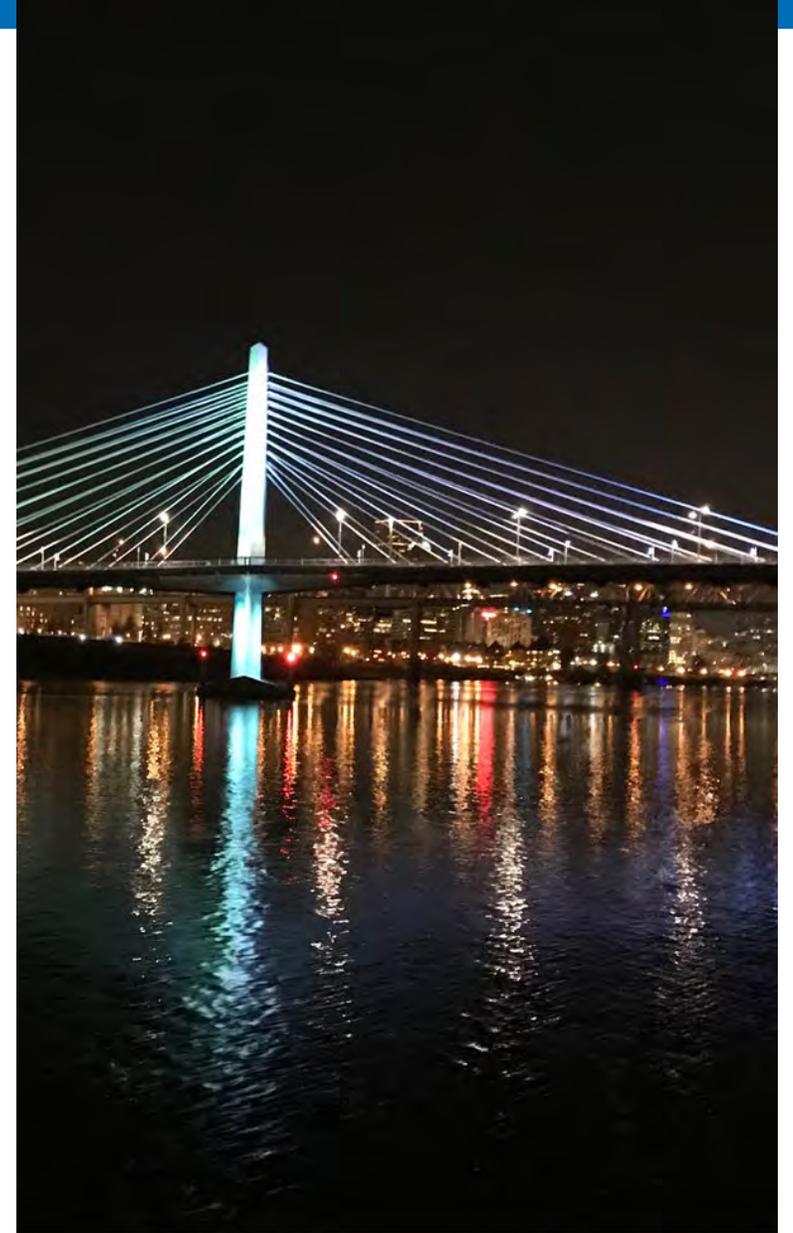
Public Testimony

Vote on Amendments



1. Bridges

Require a design advice request (DAR) for bridges with a span of more than 100 feet, instead of requiring a Type III Design Review for bridges with a span of more than 60 feet.



2. Make up of Design Commission

Move positions with expertise in natural resource management and sustainable building practices to the larger list of development-related experts from which five members are chosen, instead of reserving a position for each expertise.

Potential Amendment

1 – Public-at-Large. This member cannot have subject expertise listed below.

1 – Regional Arts and Culture Member

5 – experts in design, urban planning, architecture, landscape architecture, natural resource management, sustainable building practices, engineering, financing, construction or management of buildings, or land development

3. Main Street Standards bundle

This amendment adds five optional design standards for projects on sites with the Centers Main Street overlay (m-overlay) in the Inner Pattern area:

- Enhanced ground floor (transom windows, bays, base sill)
- Base/middle/top
- Stacked vertical windows
- Upper level step-back
- Angled corner entries



4. Review of affordable housing projects

Allow more affordable housing projects to choose between a Type II and Type III procedure. Expands the eligible projects to those using a wider variety of funding options beyond City Subsidy projects. Thresholds are 50% of units at or below 60% median family income (MFI).

5. Threshold for Design Review

This amendment reduces the threshold for design review from 75 feet to 55 feet, except for projects meeting the affordable housing eligibility requirements in Amendment #4. Those affordable housing projects can choose to use the design standards or go through design review.



6. Technical amendments

Make technical amendments to the Recommended Draft or include updates from other projects that weren't initially incorporated into the draft:

1. Outdoor Shelter Exemption
2. Rooftop Equipment Screening
3. Low Carbon Concrete Design Standard
4. Legislative Projects & Joint Hearings
5. Map Numbering Typos
6. References in the Sign Code (Title 32)

Next Steps

June 10 Hear testimony; Vote on Amendments

June 23 Vote on amended findings, ordinance and
Amended Recommended Draft (3:30 pm)

July 1 Final vote (9:45 am)

Aug 1 Effective date