



City of Portland, Oregon - Portland Permitting & Development

1900 SW Fourth Avenue • Portland, Oregon 97201 | 503-823-7300 | www.portland.gov/ppd

Briefing

DISCUSSION MEMO

Date: April 21, 2025
To: Portland Design Commission
From: Tim Heron, Design / Historic Review Team
503-823-7726, tim.heron@portlandoregon.gov
Re: May 1, 2025 PBOT Briefing Updating the Oriel Windows Projection Standards

Attached are the 4/17/25 PBOT Cover letter and Presentation from Mathew Berkow – PBOT Capital Project Manager, as well as other supporting documents, regarding the upcoming May 1, 2025, Briefing to the Design Commission on potential updates to the rescinded Oriel Windows Standard. Because the Oriel Window Standard applies Citywide, as well as in Design Overlay Zones, PBOT is seeking advice and guidance on four proposed revisions to the current Oriel Windows Standard.

The standards for window projections over the right-of-way provides the city with an opportunity to review the regulations to:

- Ensure window projections contribute to a comfortable public realm and positive pedestrian experience.
- Avoid continuous cavernous or tunnel-like streetscapes as redevelopment occurs.
- Prevent buildings from encroaching too far or heavily into the ROW, including the consideration of balconies in projections.

Four proposed revisions to the *April 2015 Code Guide for Window Projections* are intended to support the development of a high-quality pedestrian environment along the public ROW and may be implemented individually or collectively.

1. Link projection distance to the sidewalk frontage zone width
2. Increase minimum height for oriel windows, but not balconies
3. Increase proportion of projections that must be windows
4. Address adjacent balconies and oriel window projections

Note that “Exceptions” to the Oriel Window Standards (similar to a Modification through Design Review, allow increases in width and/ or area projecting into the ROW) are approvable provided both PBOT and the Portland Design Commission support the increases. The Design Commission 2017 Decision of Approval for Eleven West at [1140 SW Washington Street](#) is attached which approved Exceptions to the Oriel Window Standard, and is highlighted in the attached presentation.

Please contact me with any questions.

Att:

- PBOT Oriel Window Regulations Design Commission Presentation 4-17-2025
- [Link to 2001 Central City Fundamental Design Guidelines](#) (note C10 – Encroachments into the ROW)
- Code Guide Window projections into ROW April 2015 (rescinded)
- Example Oriel Window Exemption – Design Commission Decision (LU16-283442 DZM - Eleven West)