



Design Standards Scorecard: Proposals for New Development and New Buildings

When is this form required?

For development proposals in the 'd' Design Overlay Zone that choose to meet the objective Design Standards in Table 420-2\* instead of going through the discretionary Design Review (land use review) process set out in Chapter 33.825, Design Review, this form must be completed by the applicant and submitted to BDS with the development permit application. This form is required as part of proposals for:

- New development; and/or
New buildings on a site with existing development.

Applicants must submit adequate information on the permit plans to demonstrate these objective standards are met. Adjustments to these standards are prohibited. For flexibility from the Design Standards, applicants must apply for Design Review (land use review).

How many points must be earned to comply with the Design Standards for eligible proposals in the 'd' Design Overlay Zone?

The Design Standards in Table 420-2 include required standards that must be met. Only the standards applicable to the development apply. Additional optional standards are reviewed using a point system for new development and projects that meet the definition of "major remodeling".\*\* The size of the site determines the number of optional points required, since larger sites can often incorporate more design features. In addition, buildings over 55 feet in height must meet additional standards.

For new development and/or new buildings on a site with existing development, the following points are required:

- Buildings 55 feet tall or less must earn at least 20 points from the optional Design Standards, or one point for every 1,000 square feet of site area, whichever is less.
Buildings over 55 feet tall and up to 75 feet tall must earn at least 20 points from the optional Design Standards, or two points for every 1,000 square feet of site area, whichever is less.
For sites that are required to earn 20 points, at least one point must be earned in each of the context, public realm and resilience categories.

\*Applications for proposals in the 'd' Design Overlay Zone that are a Conservation Landmark or in a Conservation District must meet Zoning Code Chapter 33.218, Community Design Standards, or must apply for a Historic Resource Review prior to permit application.

\*\*Major remodelling is defined in Zoning Code Section 33.910 as projects where the floor area is being increased by 50 percent or more, or where the cost of the remodeling is greater than the assessed value of the existing improvements on the site. Assessed value is the value shown on the applicable county assessment and taxation records for the current year.

Project Information

Development Site Address or Location
Cross Street
Sq. Ft. Area/Acreage
Proposed building height
Site Tax Account number(s) R
R
Describe project (attach additional pages if necessary)
Points Required
Points Earned

Applicant/Primary Contact Information

Typed Full Name
Company/Organization
Mailing Address
City
State
ZIP Code
Day Phone
FAX
Email

## Design Standards Scorecard: Proposals for New Development

CONTEXT (C1 – C18)										
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, Older Buildings/History, Landscaping, and Adjacent Natural Areas.										
Required (X)	THE DESIGN STANDARD					Maximum points available	N/A	MET	Points earned	
<b>BUILDING MASSING AND CORNERS</b>										
<b>X</b>	<b>C1</b>	<b>Corner Features on a Building</b>					<b>0</b>			
	<b>APPLIES TO:</b> New development on a site on a corner lot, located within a neighborhood or town center, where the zoning does not require a minimum building setback from a street lot line.									
	<b>C2</b>	<b>Building Facade on Local Service Streets</b>					<b>3</b>			
<b>APPLIES TO:</b> New building with at least one street-facing facade facing a local service street.										
	<b>C3</b>	<b>Buildings in Inner Neighborhoods with Centers Main Street overlay zone</b>					<b>4</b>			
<b>APPLIES TO:</b> New building located in the Centers Main Street (m) overlay zone within the Inner Pattern area shown on Map 130-3.										
	<b>C6</b>	<b>Historical Plaque</b>					<b>1</b>			
<b>APPLIES TO:</b> Site that contains a building that is at least 50 years old.										
<b>X</b>	<b>C7</b>	<b>Building Abutting a Historic Landmark</b>					<b>3</b>			
	<b>APPLIES TO:</b> New building located on a site that abuts a site containing a Historic Landmark.  If the new building abuts a site containing a historic landmark and the historic landmark contains only residential uses, C9 applies instead of this standard.									
	<b>C8</b>	<b>Building Near Historic Landmark or Property on Historic Resource Inventory</b>					<b>2</b>			
<b>APPLIES TO:</b> New building that is either: <ul style="list-style-type: none"> <li>• located on a site that is across the street from a site containing a historic landmark, or</li> <li>• located on a site that abuts or is across the street from a site containing a building on the Historic Resources Inventory (HRI).</li> </ul>										
	<b>C9</b>	<b>Building Abutting a Residential Historic Landmark</b>					<b>2</b>			
<b>APPLIES TO:</b> New building located on a site that abuts a site that contains a Historic Landmark that: <ul style="list-style-type: none"> <li>• only contains residential uses, and</li> <li>• is located within 10 feet of the street lot line</li> </ul> If the new building abuts a site containing a historic landmark and the historic landmark contains non- residential uses, C7 applies instead of this standard.										
<b>SUBTOTAL OF POINTS EARNED THIS PAGE:</b>										

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Required (X)	THE DESIGN STANDARD		Maximum points available	N/A	MET	Points earned
<b>LANDSCAPING</b>						
	<b>C10</b>	<b>Tree Preservation</b>	<b>6</b>			
	<b>APPLIES TO:</b> Site with at least one tree 20 inches or greater in diameter.					
	<b>C11</b>	<b>Grouping of Trees</b>	<b>2</b>			
	<b>APPLIES TO:</b> Site located within the Eastern Pattern Area shown on Map 130-2.					
	<b>C12</b>	<b>Native landscaping</b>	<b>2</b>			
	<b>APPLIES TO:</b> Site that is 20,000 square feet or larger and located outside of environmental zones.					
	<b>C13</b>	<b>Trees in Setbacks along a Civic Corridor</b>	<b>1</b>			
	<b>APPLIES TO:</b> Site with at least 100 feet of street frontage on a civic corridor identified on Map 130-1.					
<b>ADJACENT NATURAL AREAS</b>						
	<b>C14</b>	<b>Setback from Waterbodies</b>	<b>4</b>			
	<b>APPLIES TO:</b> Site that: <ul style="list-style-type: none"> <li>• Has at least one wetland, water body, seep or spring, and</li> <li>• Is located outside of environmental zones.</li> </ul>					
	<b>C15</b>	<b>Public View of Natural Feature</b>	<b>2</b>			
	<b>APPLIES TO:</b> Site that: <ul style="list-style-type: none"> <li>• Has at least one existing natural feature on site, such as a grove of native trees, rock outcropping, wetland, water body, seep or spring, and</li> <li>• is located outside of environmental zones.</li> </ul>					
<b>X</b>	<b>C16</b>	<b>Maximum Building Length Adjacent to Willamette River</b>	<b>0</b>			
	<b>APPLIES TO:</b> In the River overlay zones, a new building located in, or within 25 feet landward of, the river setback.  See 33.475 for a description of the river setback.					
<b>X</b>	<b>C17</b>	<b>Building Features Adjacent to Willamette River</b>	<b>3</b>			
	<b>APPLIES TO:</b> In the River overlay zones, a new building that: <ul style="list-style-type: none"> <li>• is located within 50 feet landward of the River setback; and</li> <li>• contains commercial or residential uses.</li> </ul>					
<b>X</b>	<b>C18</b>	<b>Open Area Adjacent to Willamette River Greenway Trail</b>	<b>0</b>			
	<b>APPLIES TO:</b> New development on a site that is at least 20,000 square feet in site area, located within the River overlay zone that has the major public trail designation.					
<b>SUBTOTAL OF POINTS EARNED THIS PAGE:</b>						

## Design Standards Scorecard: Proposals for New Development

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 split into the following categories: Ground Floors, Entries/Entry Plazas, Weather Protection, Utilities, Vehicle Areas, and Art and Special Features.									
Required (X)	THE DESIGN STANDARD					Maximum points available	N/A	MET	Points earned
<b>GROUND FLOORS</b>									
X	PR1	Ground Floor Height	0						
<b>APPLIES TO:</b> New building with a ground floor that fronts on a street identified as a civic or neighborhood corridor on Map 130-3.									
X	PR2	Ground Floor Height for Taller Buildings	2						
New building with a ground floor that fronts on a street identified as a civic or neighborhood corridor on Map 130-3 as follows:  The standard is required for a new building with a height that exceeds 55 feet.  The standard is optional for a building that is 55 feet or less in height.									
	PR3	Ground Floor Active Floor Area	2						
<b>APPLIES TO:</b> Site that is at least 10,000 square feet in total site area except for a site located within the Centers Main Street Overlay Zone or where a commercial use in excess of 1,500 square feet is prohibited.									
	PR4	Affordable Ground Floor Commercial Space	2						
<b>APPLIES TO:</b> Site where commercial uses are allowed or limited.									
	PR5	Oversized Street-Facing Opening	1						
<b>APPLIES TO:</b> New building that has at least one ground floor tenant space with a facade that faces the street lot line and is used for Retail Sales And Service uses.									
X	PR6	Louvers and Vents	0						
<b>APPLIES TO:</b> New louver or vent.									
X	PR7	Exterior Lighting	0						
<b>APPLIES TO:</b> New building with a street-facing facade within 20 feet of the street.									
	PR8	Ground Floor Bicycle Parking	1						
<b>APPLIES TO:</b> Long-term bicycle parking racks located within the ground floor of a building.									
<b>SUBTOTAL OF POINTS EARNED THIS PAGE:</b>									

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Required (X)	THE DESIGN STANDARD		Maximum points available	N/A	MET	Points earned
<b>ENTRIES / ENTRY PLAZAS</b>						
X	PR9	<b>Main Entrance Location</b>	0			
	<b>APPLIES TO:</b> New building with at least one main entrance for a nonresidential tenant space, or an existing building where the main entrance to a nonresidential tenant space is being moved.					
	PR10	<b>Residential Entrance</b>	3			
	<b>APPLIES TO:</b> New building with ground floor dwelling unit main entrances adjacent to a street that is not identified as a civic or neighborhood corridor on <i>Map 130-3</i> .					
	PR11	<b>Separation of Dwelling Unit Entry from Vehicle Areas</b>	2			
	<b>APPLIES TO:</b> New building with ground floor dwelling unit entrances adjacent to a parking area.					
	PR12	<b>Seating Adjacent to Main Entrance</b>	1			
	<b>APPLIES TO:</b> Main entrance to a lobby or to a non-residential tenant space.					
	PR13	<b>Pedestrian Access Plaza</b>	4			
	<b>APPLIES TO:</b> New development.					
<b>WEATHER PROTECTION</b>						
X	PR14	<b>Weather Protection at Entrances</b>	0			
	<b>APPLIES TO:</b> New building with a street-facing facade within 20 feet of the street.					
X	PR15	<b>Weather Protection Along a Transit Street</b>	2			
	<b>APPLIES TO:</b> New building on a transit street as follows:  The standard is required for a new building with a height that exceeds 55 feet.  The standard is optional for new buildings that are 55 feet or less in height.					
<b>UTILITIES</b>						
X	PR16	<b>Location of Utilities</b>	0			
	<b>APPLIES TO:</b> New electric meters, gas meters and radon mitigation equipment located at the ground level of a building.					
<b>VEHICLE AREAS</b>						
	PR17	<b>Pervious Paving Materials</b>	2			
	<b>APPLIES TO:</b> New parking area with at least 10 parking spaces.					
	PR18	<b>No Parking Area</b>	1			
	<b>APPLIES TO:</b> Site with a minimum area of 10,000 square feet.					
<b>SUBTOTAL OF POINTS EARNED THIS PAGE:</b>						

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Required (X)	THE DESIGN STANDARD		Maximum points available	N/A	MET	Points earned
<b>VEHICLE AREAS (cont.)</b>						
	PR19	Structured Parking and Vehicle Areas	2			
APPLIES TO: New vehicle area.						
	PR20	Alternative Shading of Vehicle Areas	1			
APPLIES TO: New vehicle area.						
<b>ART AND SPECIAL FEATURES</b>						
	PR21	City Approved Public Art Installation	2			
APPLIES TO: Any site.						
	PR22	Water Feature	1			
APPLIES TO: Any site.						

<b>QUALITY AND RESILIENCE (QR1 – QR23)</b>						
<p>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 split into the following categories: Site Planning and Pedestrian Circulation, On-site Common Areas, Windows and Balconies, Building Materials, and Roofs.</p>						
Required (X)	THE DESIGN STANDARD		Maximum points available	N/A	MET	Points earned
<b>SITE PLANNING AND PEDESTRIAN CIRCULATION</b>						
X	QR1	On-site Building Separation	0			
APPLIES TO: New building containing dwelling units on the ground floor.						
X	QR2	Vertical Clearance to Pedestrian Circulation System	0			
APPLIES TO: New building.						
	QR3	Pedestrian Connection to a Major Public Trail	1			
APPLIES TO: New development on a site with the major public trail designation.						
	QR4	Windows Facing a Pedestrian Walkway	1			
APPLIES TO: New buildings that are within 15 feet of, and face the on-site pedestrian circulation system.						
<b>ON-SITE COMMON AREAS</b>						
	QR5	On-site Outdoor Common Area	2			
APPLIES TO: New development.						
<b>SUBTOTAL OF POINTS EARNED THIS PAGE:</b>						

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Required (X)	THE DESIGN STANDARD		Maximum points available	N/A	MET	Points earned
<b>ON-SITE COMMON AREAS (Cont.)</b>						
X	QR6	<b>Building Walls Adjacent to Outdoor Common Area</b>	0			
	<b>APPLIES TO:</b> New building with facade facing and within 10 feet of an outdoor common area.					
	QR7	<b>Buildings Surrounding Outdoor Common Area</b>	2			
	<b>APPLIES TO:</b> New building with walls located within 10 feet of an outdoor common area meeting QR5.					
<b>WINDOWS AND BALCONIES</b>						
X	QR8	<b>Street-Facing Window Detail</b>	0			
	<b>APPLIES TO:</b> New street-facing facade.					
	QR9	<b>Upper Floor Windows</b>	2			
	<b>APPLIES TO:</b> New development.					
	QR10	<b>Street-Facing Balconies</b>	3			
	<b>APPLIES TO:</b> New building.					
	QR11	<b>Sunshades for Windows</b>	2			
	<b>APPLIES TO:</b> New windows above the ground floor on facades that face south or west.					
	QR12	<b>Bird-Safe Glazing for Windows</b>	2			
	<b>APPLIES TO:</b> Facades that contain more than 30 percent glazing.					
	QR13	<b>Operable Windows on Upper Level Units</b>	1			
	<b>APPLIES TO:</b> Dwelling units or commercial tenant spaces located above the ground floor.					
X	QR14	<b>Ground Floor Windows</b>	2			
	<b>APPLIES TO:</b> New building as follows:					
	The standard is required for a new building with a height that exceeds 55 feet. The standard is optional for new buildings that are 55 feet or less in height.					
<b>SUBTOTAL OF POINTS EARNED THIS PAGE:</b>						

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Required (X)	THE DESIGN STANDARD		Maximum points available	N/A	MET	Points earned
<b>BUILDING MATERIALS</b>						
X	QR15	Exterior Finish Materials	0			
	APPLIES TO: New building that has a net building area of at least 5,000 square feet.					
	QR16	Exterior Finish Materials Option	2			
	APPLIES TO: New building.					
	QR17	Building Materials Application to Side Walls of Building	1			
	APPLIES TO: New building located 20 feet or closer to the street lot line.					
	QR18	Sustainable Wood	1			
	APPLIES TO: Building using wood products where allowed as an exterior material in Table 420-3.					
	QR19	Low Carbon Concrete	1			
	APPLIES TO: New building using concrete as allowed for an exterior material in Table 420-3.					
<b>ROOFS</b>						
X	QR20	Rooftop Equipment	0			
	APPLIES TO: New rooftop equipment.					
	QR21	Ecoroof	2			
	APPLIES TO: New building or alteration.					
	QR22	Solar Energy System	2			
	APPLIES TO: New building or alteration.					
	QR23	Reflective Roof Surface	1			
	APPLIES TO: New building or alteration.					
<b>SUBTOTAL OF POINTS EARNED THIS PAGE:</b>						
<b>TOTAL POINTS EARNED:</b>						