



Bureau of Planning and Sustainability
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MEMO

DATE: February 28, 2020
TO: Portland Design Commission
FROM: Lora Lillard, BPS
CC: DOZA Project Team
SUBJECT: Design Overlay Zone Amendments (DOZA) – Work Session #6: List of Amendments

On March 12, BPS will return to Design Commission for its sixth work session. The purpose of this work session is to confirm the List of Amendments (attached) to the *Design Overlay Zone Amendments, Volume 3: Portland Citywide Design Guidelines Proposed Draft*.

Because there are so many amendments, we won't discuss each one. Please review the list to determine if there are any items that need further clarity or items that are missing from this list. For the work session, BPS will walk through the items on the list that are highlighted as "**Discuss with 3x3**," and any other item that Commissioners flag for discussion.

Why are these amendments highlighted?

As you are aware, the Design Overlay Zone Amendments proposal includes two tools for carrying out the Design overlay zone: the *Portland Citywide Design Guidelines* and the Design Standards (proposed in *Volume 2: Code & Map Amendments*, pp. 36-71). These tools both use the three tenets of design (Build on **Context**, Contribute to the **Public Realm** and Promote **Quality and Resilience**) as a foundation. They are intended to follow a parallel structure to encourage the best possible result – the design *guidelines* use *qualitative* criteria and the design *standards* use *quantitative* criteria.

The charge of the 3x3 (three Design Commissioners and three Planning and Sustainability Commissioners) is to reconcile the differences between the two tools to ensure that they each carry out the purpose statement and to ensure that there is reasonable parity between the guidelines and standards. Because the design guidelines have been the subject of work sessions with the Design Commission (the recommending body for the guidelines) and the design standards have been the



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subject of work sessions with the PSC (the recommending body for the Zoning Code – including the design standards), it is time to bring the 3x3 together to reconcile any differences or gaps between the guidelines and standards. On March 13 and 16, the 3x3 will convene to do this work.

What amendments are highlighted?

There are 24 items highlighted on the List of Amendments. They fall within 18 categories (A-R) for discussion with the 3x3:

General	A. Purpose Statement	Quality and Resilience	J. Universally Designed Features
	B. Delete Guideline 01		K. Zero-lot-line furnishing
	C. Public Participation		L. Utilities
	D. Future work		M. Bike Parking
Context	E. Define “Adjacent”	Quality and Resilience	N. Equitable Access
	F. Historic Landmarks vs. historic buildings		O. Project Concept
Public Realm	G. Blank Walls		P. Materials
	H. Oriel Windows		Q. Resilience
	I. Weather Protection		R. Adaptability

These items reflect direction from Design Commission for the design guidelines that either has implications for the design standards or the specific features are not addressed in the design standards. The work session on March 12 will be an opportunity for the Design Commission to give direction to their fellow Commissioners (Commissioners Livingston, Molinar and Robinson) to discuss with the 3x3 on these highlighted items. This March 12 work session will also be a chance for the Design Commission to confirm that this list reflects the amendments discussed in previous work sessions for staff to carry out the next iteration.

Note that the amendments on the List related to Amended Photos refers to the Amended Photo Pages for Discussion (attached) discussed at our last work session, not the *Volume 3: Portland Citywide Design Guidelines Proposed Draft*.

Thank you for your time and attention on this project. We’ve come a long way together!

Attachments:

- List of Amendments to the *Design Overlay Zone Amendments, Volume 3: Portland Citywide Design Guidelines Proposed Draft*
- Amended Photo Pages for Discussion (Excerpt of *Portland Citywide Design Guidelines Proposed Draft*), 02.13.20



Item #	Page # (*Amended Photos pages)	Subsection	Proposed Amendment	Rationale	Requestor	Notes
General						
1		Background	Apply a graphic tool to make the statement around intent of each Background clear.	More clarity and structure is desired.	Livingston	
2		Background	Organize the background to follow the structure of the guideline.	More clarity and structure is desired.		
3		Background	Clarify between the “shoulds” vs. the “cans” to ensure that the basic standards should be met. Should is stronger than can. If something is "should", this needs to be shown in the photographic examples.	Language should be consistent.	Molinar	
4		Background	Use “where applicable” instead of “where possible”.		Molinar	
5		Design Approaches	If there is an approach suggested in the photos, add the approach to “Design Approaches” or feature it in the diagram.	More consistency needed.	Molinar	
6		Design Approaches	Within Design Approaches diagram, call-outs should describe what's shown. Avoid using "can" or "should".	More clarity and consistency.	DC	
7		Photos	Ensure that the photos are lightened.		DC	
8		Photos	Rotate all photos so that the vertical lines are parallel to the pages.		McCarter	
9		Photos	Provide photo credits on the Acknowledgement Page.	Looks less like an advertisement.	Molinar	
10		Context	Create a map with the areas that have the ‘d’ overlay and note where there is guidance.	A study is needed to understand where there are existing community plans that could help inform this guideline, and where are the areas which need character statements. This additional information could show where there is a hole.	DC	
Introduction						
11	3	Introduction	First sentence should strike the words "future building occupants."	This is redundant.	Livingston	
12	3	Introduction	Delete the title "Introduction"	This may deter people from reading it. The entire section serves as the Introduction.	DC	
13	3	Introduction	Add a beginning paragraph that should be visionary. It should refer to design review: Why do we do this, how have we done it, why are we still doing it, why is it important that we continue to do design review. Make the case for why we care about design and design review as a process in the city of Portland.	This is an "artifact" that people will be looking to for direction and inspiration. Should set the stage and get people excited.	Livingston	
14	3	Building a City Designed for People	Move/rework this paragraph into the "Design Overlay in Portland" section. Delete the title "Building a City Designed for People."	This is redundant.	Livingston	
15	4	Design Overlay Zone in Portland	Include in the beginning paragraph "in harmony with nature"	See Mike Houck's testimony. Does this need to be in the purpose statement for design overlay?	Molinar	Discuss with 3x3. (A: Purpose Statement)

Item #	Page # (*Amended Photos pages)	Subsection	Proposed Amendment	Rationale	Requestor	Notes
16	4	Design Overlay Zone in Portland	Add the context of design overlay history here.		Livingston	
17	NEW	NEW	Move the text from Design Guideline 01 to a new section in the Background that introduces the Urban Design Framework and the context of the city and its growth strategy.	This is more about policy and direction, introductory narrative than a guideline.	DC	
18	7	Portland Citywide Design Guidelines	Delete page. Move Context diagrams to the Context guidelines. Move introduction sentences under each Guideline paragraph into text that relates to diagram on p.6.	This is redundant.	Livingston	
19	8-9	How to Use this Document	Amend the description to Photos that describes that these photos are meeting the guideline described.	Needs to clarify that every project is not necessarily meeting every guideline.	Lora Lillard	
20	8-9	How to Use this Document	Amend the descriptions to add more clarity and specificity. Specifically, the Background will clearly articulate that this is the design intent of the approval criteria.	City Attorney advice to clarify each piece as the whole document will be adopted by Ordinance.	Lora Lillard	

Context

Guideline 01: Respond to the citywide urban design framework by building on pattern area characteristics and advancing the aspirations of center, corridor, and transit station design

21	12	Guideline	Delete Guideline 01.	Not sure how to apply this guideline. This does not seem like guideline material.	DC	Discuss with 3x3. (B: Delete Guideline 01)
22	12-21	Background (Move to DG02/ New DG01.)	Move Pattern Area language to Design Guideline 02.	Pattern Area language relates better to current Design Guideline 02.	DC	Discuss with 3x3. (B: Delete Guideline 01)
23	12-21	Background (Move to Introduction.)	Move language about the Urban Design Framework, Centers, Corridors, Transit Stations to a separate section in the Introduction. Introduce the pattern areas in the Introduction (but not description and response. That moves Design Guideline 02 - new DG01).	This is future-oriented and good framing as an introduction to Portland and how it will grow. This is a blueprint for the future. It should be referred to in Guideline 02 (which will now become new Guideline 01.)	DC	Discuss with 3x3. (B: Delete Guideline 01)
24	18	Background (Move to Introduction.)	Delete "where possible" in the sentence "New buildings along corridors should incorporate green infrastructure where possible..."	Language is currently weak.	DC	

Item #	Page # (*Amended Photos pages)	Subsection	Proposed Amendment	Rationale	Requestor	Notes
25	12-21	Background (Move to Introduction.)	Increase text that refers to natural areas and resources, parks, rivers, buttes, hills, etc. overall. Include more about the character of Portland’s natural areas and resources, besides the river. i.e. views (to/from) parks, trails, green spaces, rivers, buttes, hills etc. in the description of the Urban Design Framework in the Introduction.	This is all part of Portland's policies and growth strategy and should be acknowledged up front.	DC	
26	12-21	Background (Move to DG02/ New DG01.)	Strengthen the description of pattern areas.	Need to provide context for developers, particularly out-of-towners.	DC	
Guideline 02: Build on Character and Local Identity of Place						
27	22	Guideline	Renumber Guidelines. This is new Design Guideline 01.		Lora Lillard	
28	22	Guideline	Amend to include “aspirations”. The guideline should read: "Build on the character, local identity and aspiration of the place."	This folds Guideline 01 into Guideline 02 to signify the need to think about how a new development informs future work in an area.	DC	
29		Background	Add language about the context of the past, present and future. Define aspiration in the background to refer to the Introduction language of the Urban Design Framework.			
30	22-23	Background	Within the box, delete all bulletes except for " Site and area observations", "Adopted City policies and Plans," "Designated Historic and Natural Resources."	Concern that keeping Neighborhood Contact Meeting and Local Community Engagement because they may conflict with approval criteria, which is difficult to manage in the hearings room. This is setting up a struggle and risk of appeal – especially with neighborhoods who are creating their own design guidelines.	DC	Discuss with 3x3. (C: Public Participation)
31		Background	Within the box, add a new bullet that states "Respond to the Urban Design Framework of the Comprehensive Plan.	This helps in areas where there is not a lot of guidance currently. The Urban Design Framework will be discussed in the Introduction and referred to here.		
32		Background	If "Neighborhood Contact Meeting" stays on the list, provide a prescriptive list for applicant and neighborhood to discuss to bring back to design review (e.g. Community, Architecture, Nature).		DC	Discuss with 3x3. (C: Public Participation)
33	22-23	Background	Within the box, add a new bullet that states "Respond to the applicable Character Statement" to help set up future work (South Reach and West Portland Town Center projects.)	This helps clarify the intent of future Character Statement work and the priority for direction should be given to the Character Statement.	DC	Discuss with 3x3. (D: Future work)

Item #	Page # (*Amended Photos pages)	Subsection	Proposed Amendment	Rationale	Requestor	Notes
34	22-23	Background	Include language that discusses that replacement of any buildings which are character-giving to the area should provide the same level of character, texture, architecture and how it contributes to the place. Add this statement after paragraph 2 on page 22: "amplify the character and nature of a place rather than deplete it."	Existing buildings contribute to the fabric of the whole neighborhood and when people replace those fabric buildings it begins to unravel that fabric.	Molinar	
35	22	Background	Add a definitive statement about authenticity: what does it mean to be authentic, at the beginning of second paragraph, page 22.	There needs more emphasis on creating a 'place' through new development that really responds to the neighborhood and is not repetitious.	Santner	
36	24*	Amended Photos	A: Retake this photo from across the street, stepped back to show background.	Nice photo, but it doesn't show the natural setting.	Santner	
37	24*	Amended Photos	B: Retake this photo to show the ground floor setback and spaces and amenities, along with the transit station. Avoid the traffic signals.	Too much noise in the foreground.	Molinar	
38	25*	Amended Photos	E: Lighten the photo or retake so that the ground floor is more visible.	Ground floor is too dark.	DC	
39	25*	Amended Photos	F: Rotate the photo.		McCarter	
Guideline 03: Create Positive Relationships with adjacent surroundings.						
40	26-27	Background	Clarify what adjacent means: abutting and across the street.	Its not clear what 'adjacent means'.		Discuss with 3x3 (E: Define "Adjacent")
41	26-27	Background	Replace last sentence of second paragraph: "Sites should be designed to take into account..." with a more direct sentence that context is the past, the present and the future. What is the future of adjacent sites - there is a gap between what's existing and what is in the future. Consider that the applicant, public, decision-makers should "keep in mind" future zoning.	This sentence is unclear.	DC	
42	26-27	Background	Background narrative should work down in scale. Larger contextual response down to building details-describing the building techniques could be achieved.	The narrative is not communicating the content of the guideline as strongly as the other two tenets are.	DC	
43	26-27	Background	Replace "relate" with "acknowledge" in the fifth paragraph.	See PSC testimony		
44	26-27	Background	Describe "Street Wall" from Design Approaches in the Background itself: maintaining setback, active ground floor use, transom windows, etc. - features that can be found in adjacent sites on historic main streets.	More detail is needed here.	Molinar	Discuss with 3x3 (F: Historic Landmarks vs. historic buildings)
45	26-27	Background	Incorporate more text about how projects should respond to scale within a larger site.	Large sites have opportunities to use scale throughout the site to respond to adjacent conditions.	DC	
46	27	Design Approaches	Replace diagram with more broad diagram on p. 7 (typical for all context design approach diagrams).	Okay if the Context Guidelines diagrams follow a different format.	DC	

Item #	Page # (*Amended Photos pages)	Subsection	Proposed Amendment	Rationale	Requestor	Notes
47	29*	Amended Photos	E: Retake the photo.	This is a street view.	DC	
48	29*	Amended Photos	H: Retake the photo or photoshop the white utility box.		DC	
Guideline 04: Integrate and Enhance On-Site Features and Opportunities to Meaningfully Contribute to a Locations Uniqueness.						
49	30	Guideline	Replace or delete "meaningfully"	"Meaningfully" is not clear.	DC	
50	30	Background	Clarify that “on-site” features means existing not new. This does not have to happen in the guideline language but should be clear in the background.	For this guideline, "on-site" is referring to existing features.	DC	
51	30-31	Background	Clarify that this guideline may not be relevant to every project. This applies to infill sites where there is an on-site feature or an opportunity. (Some infill sites may not have anything to offer; maybe it doesn't have on-site features and opportunities.)	Needs more clarity.	Vallaster, Molinar	
52	30-31	Background	Clarify the first paragraph and give more specific direction for how program should respond to site context.	Program should respond to specific site conditions.	Santner	
53	30-31	Background	Describe an example of how a design could respond to "characteristics identified by the lived experience of communities." If there is a historically significant or culturally significant event or association with the site, clarify what this statement means (through art, through architecture, thorough design). Clarify that this statement may not apply to all sites.	Needs more clarity.	Molinar	
54	30-31	Background	In the third paragraph, describe that the natural resources add value – they do not detract from development. Put emphasis on the importance and rarity of these physical features.		Santner	
55	30-31	Background	In 5 th paragraph, page 31, add language that refers to additions that are not on historic resources, which speaks to respecting architectural integrity on sites where portions of buildings/resources are to remain to result in a coherent development.	New buildings and new additions should respond to any existing buildings onsite.	Molinar, Robinson	
56	30-31	Background	Include within the Background text that describes unique site dimensions, corners, sight lines that provide on-site opportunities.	Note: This is a staff recommendation that will align photo examples and guideline language better.	Lora Lillard	
57	31	Design Approaches	Include within the Design Approaches a corner condition that describes the opportunity of a high-visibility intersection.	Note: This is a staff recommendation that will align photo examples and guideline language better.	Lora Lillard	
58	31	Design Approaches	Replace diagram with more broad diagram on p. 7 (typical for all context design approach diagrams).	Okay if the Context Guidelines diagrams follow a different format.	DC	

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59	32*	Amended Photos	A: Discuss the terrace in the caption of the photo.	Terrace is also a good way to respond to corner condition.	DC	
60	32*	Amended Photos	C: Use an arrow to point to the addition. Manipulate the photo so that the same two women aren't in multiple photos.	Addition is so well done, it's hidden.	DC	
61	33*	Amended Photos	E: Retake or lighten the storefront.		Robinson	
62	33*	Amended Photos	F: Rotate the photo.		McCarter	
63	33*	Amended Photos	H: Rotate the photo.		McCarter	
Public Realm						
Guideline 05: Design the sidewalk level of buildings to be comfortable, pleasant and human-scaled.						
64	34	Guideline	Replace “comfortable and pleasant” in the guideline language with “active”.	“Comfortable and pleasant” words are too vague, too soft, too broad. “Human-scaled” is better and more clear.	DC	
65	34-35	Background	Clarify language in the Background to differentiate that this is about the BUILDINGS, unlike Guideline 6 which is about SPACES.	Too much overlap between Guideline 5 & 6. Need to be differentiated. Guideline 5 should be more intentionally about the architecture and the buildings and Guideline 6 is about spaces carved by buildings, landscape architecture.	DC	
66	34-35	Background	Include text that describes thoughtful architectural detailing, not blank walls, “rich spatial layering” within the Background.	More detail is needed here.	Vallaster, Molinar, Robinson	Discuss with 3x3. (G: Blank Walls)
67	34-35	Background	Clarify how “active” works in ground floor residential in the Background. Make it clear that a strong ground floor residential response (porches, entries) is necessary to meet this guideline. Include that this front space should be a less private space (e.g. not a bedroom). Differentiate between Commercial.	Active ground floors should be more explicit in this guideline.	Livingston, Robinson, Rodriguez	
68	34-35	Background	Clarify that blank wall would not meet this guideline.	This is implied but should be explicit.	Santner	Discuss with 3x3. (G: Blank Walls)
69	34-35	Background	Describe a stronger acknowledgment of need to respond when buildings are located at the corner. Differentiate between mid-block building and corner building.	Current guidelines include strong language around corners. Buildings have a special obligation to develop an active corner.	Livingston	
70	34-35	Background	State that weather protection as necessary for pedestrians as well as people entering and exiting the buildings.	Needs more clarity.	Livingston	
71	34-35	Background	Add that oriels should be limited and only for a special reason. Differentiate between balconies, which can share space with trees and allow eyes on the street. Balconies should not detract from ability for street trees and urban canopy.	This should be more explicit.	Molinar, McCarter	Discuss with 3x3. (H: Oriel Windows)

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72	34-35	Background	Add language that clarifies that entrances along the river the greenway setbacks should include a buffer and transition from public to private and not be a direct connection to the greenway.	More detail is needed here.	Santner	
73	34-35	Background	Note that lighting near greenway be downcast to protect wildlife.	More detail is needed here.	Santner	
74	35	Design Approaches	Awnings should be located at nine feet with transom windows (see diagram on p. 39)	Consistency needed here.	McCarter	Discuss with 3x3. (I: Weather Protection)
75	35	Design Approaches	Add privacy planting in the buffer on pockets next to stairs to porches.	More detail is needed here.	McCarter	
76	35	Design Approaches	Move lighting below the canopy to illuminate the sidewalk.	More detail is needed here.	Rodriguez	
77	35	Design Approaches	Under “Multiple Entries and Windows”, clarify that the goal is to avoid expanses of blank wall.	More detail is needed here.	Molinar	Discuss with 3x3. (G: Blank Walls)
78	36*	Amended Photos	A: Retake this photo to focus more on architecture than street furniture in the right-of-way	Design Review focuses on the private property.	Lora Lillard	
79	36*	Amended Photos	B: Retake this photo to show better example of large oversized door openings and active café. Bamboo Sushi on 12th downtown is a good example.	Example is too dark and not very active.	McCarter	
80	36*	Amended Photos	D: Retake this photo with people sitting outside.	Good photo and example but not enough people taking advantage of outdoor dining.	Santner	
81	37*	Amended Photos	G: Retake this photo with leaves on trees.		Santner	
Guideline 06: Provide opportunities to pause, sit and interact.						
82	38-39	Background	Clarify language in the Background to differentiate that this is about the SPACES, unlike Guideline 5 which is about BUILDINGS.	Too much overlap between Guideline 5 & 6. Need to be differentiated. Guideline 5 should be more intentionally about the architecture and the buildings and Guideline 6 is about spaces carved by buildings, landscape architecture. Make the Background differentiate that this is about the SPACES.	DC	
83	38-39	Background	Create new paragraph about the Willamette River Greenway that builds on last sentence of p.38 about the Willamette River. Add to current text “vibrant <u>waterfront, while protecting riparian vegetation and the river’s ecological functions,</u> ” Add wildlife to “offer places to sit and enjoy the river, <u>wildlife</u> and trail.”	See Mike Houck's testimony.	Santner	
84	38-39	Background	Emphasize that plaza design characteristics support safety. Add narrative that the spaces should be intentional, integrated, and not leftover spaces. The ground floor building programs should support and activate them.	Safety is a big topic as it relates to open spaces.	Livingston, Santner	

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85	38	Background	Replace “consider providing” with “provide” in the first sentence of the third paragraph on p. 38. Clarify that buildings that are built to the property line still need provide needed open spaces.	Language is currently weak.	DC	
86	38	Background	Replace "opportunities may include" in the third paragraph on p. 38 with "potential approaches include"	Language is currently weak.	DC	
87	39	Background	Move “universally-designed” toward the beginning of the sentence: “They should furnish a variety of universally-designed amenities for passersby,” and describe some of those features. (First paragraph on p.39)	Language is currently vague.	Robinson, Rodriguez	Discuss with 3x3. (J: Universally Designed Features)
88	39	Background	Replace “paying consumers” “but is welcoming engagement by any member of the public”		Livingston, Santner	
89	39	Background	Add language that encourages the use native planting at the end of the second-to last paragraph on p.39.		Santner	
90	39	Background	Flip the clauses on p. 39: “Larger open spaces, such as plazas and entry courtyards, where provided, should...”		Rodriguez	
91	39	Design Approaches	Call out the seating and leaning rail on the zero-lot-line sides of the building, describe these as opportunities for tightly programmed sites	Needs more clarity for zero-lot-line sites.	DC	Discuss with 3x3. (K: Zero-lot-line furnishing)
92	39	Design Approaches	Call out active uses on the ground floor that support successful plaza spaces	Needs more detail.	Livingston	
93	39	Design Approaches	Add windows to the upper levels of the buildings in the diagram and call out the visibility and safety	Needs more detail.	Molinar	
94	39	Design Approaches	Elevate the planter in front and integrate a bench; add hand-sketched landscaping.	Needs more detail.	DC	
95	40*	Amended Photos	C: Rotate photo		DC	
96	40*	Amended Photos	D: Rotate photo		DC	
97	41*	Amended Photos	E: Retake to get a better shot of this. Or photograph Benaroya Hall in Seattle - leaning rails.		DC	
98	41*	Amended Photos	H: Retake this photo because it's too dark. Or use the example on Mississippi - little big burger or the building across the street.		Molinar	

Item #	Page # (*Amended Photos pages)	Subsection	Proposed Amendment	Rationale	Requestor	Notes
Guideline 07: Minimize and integrate parking and building services.						
99	42	Guideline	Rewrite as "Integrate and minimize the impact of parking and building services.	The idea of minimizing parking is in the code. Design review seeks to minimize the impact of parking, not minimize the parking itself.	Santner, Rodriguez	
100	42-43	Background	Include language that acknowledge that optimally, functions such as waste and recycling, meters, back-of-house utilities should be inside of the building wall and not just screened.	Should be more explicit.	Livingston	
101	42-43	Backgorund	Add narrative that describes that the back-of-house issues that impact the public realm and ground floor should be co-located rather than distributed. For instance, all of these utilities and functions should be located within the parking area and entry, which should be located off of the side street, not the main street.	Should be more explicit.	Livingston	Discuss with 3x3. (L: Utilities)
102	42-43	Background	Add text that acknowledge that the public realm can include the first three stories. Add text that describes the need to integrate above-ground parking and the need to place parking behind active spaces above the ground floor.	Needs more clarity.	DC	
103	42	Background	Delete “driveways and” from “Development should carefully site driveways and parking areas away from the public sidewalk...”	Language is currently vague.	Santner	
104	43	Background	Move text related to building details to Guideline 09: “Other building utilities, such as vents and air conditioner units, should be hidden within building recesses or integrated into the façade design, using complementary colors and materials.”	There is confusion over what issues should be addressed here and what issues should be addressed in Guideline 09. Clarify that this guideline is related to screening from public realm and Guideline 09 is related to integrating utilities within the façade, roof and the skin of the building.	McCarter	Discuss with 3x3. (L: Utilities)
105	43	Background	Move text related to rooftop equipment to Guideline 09: “Rooftop mechanical equipment should be well-integrated and screened on roof.”	There is confusion over what issues should be addressed here and what issues should be addressed in Guideline 09. Clarify that this guideline is related to screening from public realm and Guideline 09 is related to integrating utilities within the façade, roof and the skin of the building.	McCarter	
106	43	Background	Add text that clarifies that bike lobbies and repair amenities should buffer the storage of bikes from street-facing facades, especially in large sites.	Needs more clarity.	Molinar	Discuss with 3x3. (M: Bike Parking)
107	43	Background	Delete “where possible” on the last sentence: “...prioritize sufficient soil volumes to support large trees where possible.”	Needs more clarity on priorities.	Santner	
108	43	Design Approaches	Delete references to screens in the diagram. Building services such as waste, recycling and meters should be behind the building wall.	Diagram should show the best possible scenario.	Livingston	

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109	43	Design Approaches	Add building adjacent to this building to understand where the lot line is.	Clarify where the site begins and ends.	Rodriguez, Vallaster	
110	43	Design Approaches	Locate trash and recycling inside the building.	Should be more explicit.	Livingston	
111	43	Design Approaches	Make clear that the parking is double-loaded, since that is more typical.		Vallaster	
112	43	Design Approaches	Reword “Integrating and minimizing the impact of” to text under “Utilities, Trash and Recycling.”		Robinson, Molinar	
113	43	Design Approaches	Show shadow where the recesses are located hiding vents.		Robinson	
114	43	Design Approaches	Add awnings to the corner and the other entry.		Molinar	
115	44*	Amended Photos	A: Retake the bike lobby of Modera Belmont or lighten the photo. Or take Vista Building on Pettygrove/19th.		Molinar, Rodriguez	
116	44*	Amended Photos	B: Replace this photo with Glisan Commons, where the screen is more grown in.		DC	
117	44*	Amended Photos	C: Use an arrow to show the vault and lighten photo.		DC	
118	45*	Amended Photos	D: Crop photo to get rid of moss.		McCarter	
119	45*	Amended Photos	E: Retake - use the Casey as the example on Everett.		DC	
120	45*	Amended Photos	F: Retake or add plants.		DC	
121	45*	Amended Photos	G: Use arrows to point to mechanical rooms.		DC	
122	45*	Amended Photos	H: Retake the other side of the building or keep.			
Quality and Resilience						
Guideline 08: Support the comfort, safety and dignity of residents, workers and visitors through thoughtful site design.						
123	46	Guideline	Add word "building" so that it reads: "Support the comfort, safety and dignity of residents, workers and visitors through thoughtful site and building design."	Need to clarify that this guideline applies to building design, as well as site design. The word building should be added.	DC	
124	46	Guideline	Make the word "worker" plural ("workers").	This is a typo.	DC	
125	46-47	Background	Include language within the background that includes the program of the building as it relates to the site and how this influences site and building design.		Molinar	
126	46-47	Background	Include language that clarifies that this guideline applies to small, as well as large sites.		DC	
127	46-47	Background	Add language about how buildings should be designed to incorporate trees.	Trees should be defining element of the landscape within the site, and this relates to comfort.	Santner	
128	46-47	Background	Incorporate language which speaks to the designing for the safety and needs of children and families.		Santner	
129	46-47	Background	Organize the background by each of the words: comfort, safety, dignity - so that each of these ideas is addressed more clearly and deliberately.		Robinson	
130	46-47	Background	Add language about equity of access and comfort - how everyone gets to the site should be the same positive experience, e.g. not separating ramps and stairs to different parts of the site.		Robinson, Livingston	Discuss with 3x3. (N: Equitable Access)

Item #	Page # (*Amended Photos pages)	Subsection	Proposed Amendment	Rationale	Requestor	Notes
131	46-47	Background	Introduce concepts from "public realm" (e.g. ground floor active spaces, eyes on the street) so that these are addressed within site development and building frontages		Livingston	
132	46-47	Background	Include language that speaks to ground floor units and ground floor residential entries. They should be designed to allow for eyes on the “street” whether that be open space or shared court, etc.		Livingston	
133	47	Design Approaches	Strike the word “internal” from "Vehicle areas.	Include more detail in the image to so that it incorporates more design approaches and requires less text. Need to do some wordsmithing on text as well.	Molinar	
134	47	Design Approaches	Call out within the diagram: transitions for ground floor residential units.		Molinar	
135	47	Design Approaches	Change language of photo call out to say “surrounded by windows” instead of “multiple windows”.		Molinar	
136	47	Design Approaches	Call out the need for trees and landscaping to enhance open space.		Molinar	
137	47	Design Approaches	Call out the protection from the elements in these open spaces.		Molinar	
138	47	Design Approaches	Call out the variety of outdoor spaces or the variety of uses within the same space. (balconies, stoops, main plaza, smaller private spaces, play area, passive sitting area).		Molinar/ Robinson	
139	47	Design Approaches	Add one more Design Approach that alludes to primary windows and entrances orienting to onsite open space		McCarter	
140	47	Design Approaches	Under "Internal Vehicle Areas": Change “dominate” to “not detract”.		Santner	
141	48*	Amended Photos	B: Lighten photos.		DC	
142	49*	Amended Photos	E: Retake with people.		DC	
143	49*	Amended Photos	H: Retake from other street to see the skinny windows or show both photos top and bottom.		DC	

Item #	Page # (*Amended Photos pages)	Subsection	Proposed Amendment	Rationale	Requestor	Notes
Guideline 09: Design for quality, using enduring materials and strategies with a clear and consistent approach.						
144	50	Guideline	Reword the guideline. Add cohesive? coherent? Harmony?	Reword the guideline to: "Design for quality, using enduring materials and strategies with a <u>coherent</u> approach."	DC	
145	50-51	Background	Organize the background to follow the language of the guideline itself.	The word "coherent" is not readily understandable - the language should de-mystify it and provide clarity.	Livingston	
146	50-51	Background	Include in the narrative what it means to be coherent.		DC	
147	50	Background	Include language that in the fourth paragraph on p. 50 that speaks to the need for a project concept/goal/ big idea/project intent. The site and building design should maintain consistency with the design concept throughout as a way to achieve coherency.	Refer to DAR information sheet for consideration.	Livingston, Vallaster	Discuss with 3x3. (O: Project Concept)
148	50	Background	The fourth paragraph on p.50 should refer to the building and the site or strike the word "building".	This paragraph should be inclusive of the site and the building.	McCarter	
149	51	Background	In the fourth paragraph, replace the word "values" with "design concept."		Livingston	
150	51	Background	In the fourth paragraph, replace the word "movement" with a better description that means procession through the site and building.		Molinar	
151	51	Background	Expand and clarify what articulation in a building means.	See Landmarks Commission testimony.	DC	
152	51	Background	In the first paragraph on p. 51, rework the "should" and "can" to be less directive: "Materials should also convey hierarchy. For instance, heavier materials like masonry can be used at the ground level to express the structure of the builing throughout..."		DC	
153	51	Background	In the second paragraph on p.51,use the word "durability" be clarify what is needed at the "high-touch zones".		DC	Discuss with 3x3. (P: Materials)
154	51	Background	Move language from Guideline 07 about integrating building mechanical systems and rooftop mechanical into Guideline 09 to tie into the façade composition.		DC	
155	51	Design Approaches	The diagram should be reworked to address the following: the balconies should be opaque, the wall to window ratio should be expanded, the materials should extend to the side wall.		Molinar	
156	51	Design Approaches	Clarify the language under "Building Openings"	See PSC testimony	DC	
157	51	Design Approaches	Expand and clarify what articulation in a building means.	See Landmarks Commission testimony.	DC	
158	52*	Amended Photos	A: Add the word "harmonious" to caption.		Santner	
159	52*	Amended Photos	B: Retake using the Gregory or 19th and Pettygrove or NW 3rd and Ash or Japanese Garden building.		DC	

Item #	Page # (*Amended Photos pages)	Subsection	Proposed Amendment	Rationale	Requestor	Notes
160	53*	Amended Photos	E: Move the building to the right to see more details.		DC	
161	53*	Amended Photos	F: Retake using the Gregory or 19th and Pettygrove or NW 3rd and Ash or Japanese Garden building.		DC	
Guideline 10: Design for resilience, health and stewardship of the environment, ensuring adaptability to climate change and the evolving needs of the city.						
162	54	Guideline	NEEDS DISCUSSION: Is this guideline too technical with the expertise of the Design Commission?		DC	Discuss with 3x3. (Q: Resilience)
163	54	Guideline	Clarify "Health and stewardship of the environment" .	This language is vague.	DC	Discuss with 3x3. (Q: Resilience)
164	54	Background	Clarify that "evolving needs of the city" means adaptabilty of buildings, parking structures, and the ability for parking lots to be later developed.		DC	Discus with 3x3. (R: Adaptability)
165	54-55	Background	Expand the background to discuss how the building should fit into the regional ecology of the Pacific Northwest.		Santner	
166	54-55	Background	Include need for large canopy trees.		Santner	
167	54-55	Background	Delete "where possible" on fourth paragraph and add "strive to"		Santner	
168	55	Design Approaches	This list should be expanded to include items that are not too costly: stormwater management, tree canopy, landscape materials, exterior lighting, features that address heat island and habitat, etc.		Livingston	
169	55	Design Approaches	This list should discuss how these features are integrated, not necessarily the items themselves.	These features could be future code requirements. The guideline should discuss how they are integrated.	McCarter	
170	57*	Amended Photos	Show trestle or take out mention within the caption.		DC	