





BUILDING A CITY DESIGNED FOR PEOPLE

The quality of building design and urban space matters for a growing city. The rules and processes that ensure quality, people-oriented development in our most populated, growing and vibrant places are important for residents, workers and visitors alike.

In Portland, the Design overlay zone (d-overlay) has been shaping the city for more than three decades, guiding the physical form and design of our densest places. The DOZA project updates the rules and processes for Portland's d-overlay and design review program, moving us toward the future described in the Portland Plan, 2035 Comprehensive Plan and Climate Action Plan.

This project will ensure that new development builds on existing and future context, contributes to the public realm, and promotes quality design and long-term resilience. It will facilitate inclusive places where people can connect with each other. In the long run, new development will inspire stewardship and community investment.

PROPOSALS | The following proposals fall into five categories

- 1. **PURPOSE** of the Design overlay zone
- **2. MAP** of where the Design overlay zone applies
- 3. **PROCESS** for reviewing projects
- **4. TOOLS** for evaluating projects Standards and Guidelines
- **5. ADDITIONAL** Improvements

This overview and questions to consider gives you an opportunity to review the Discussion Draft proposals and share your feedback with City planners. Feedback will inform the Proposed Draft, which will be published in Summer 2019 for consideration by the Planning and Sustainability Commission and Design Commission.



TIMELINE



1. The purpose of the Design overlay zone

1a. Revise the purpose statement for the Design overlay zone to reflect the direction of the new Comprehensive Plan.

The proposal revises the purpose of the d-overlay, updating the focus to better align with the 2035 Comprehensive Plan, which calls for "a city designed for people." It prioritizes places that are growing and changing, and it sets the framework with three "tenets" of Portland design: context, public realm, and quality.

This amendment sets the tone for the entire project. In addition to providing guidance for the mapping of the overlay zone and the review process, the purpose statement guided the creation of new Citywide Design Guidelines and Design Standards, the tools that implement the overlay zone.

The revised purpose statement can be found in Chapter 33.420.010 of the Zoning Code:

The Design overlay zone strengthens Portland as a city designed for people. The Design overlay zone supports the city's evolution within current and emerging centers of civic life. The overlay promotes design excellence in the built environment through the application of additional design guidelines and standards 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.
- Promotes quality and long-term resilience in the face of changing demographics, climate and economy.



QUESTIONS

- **Q1.** Is the purpose statement clear?
- **Q2.** Does the language do enough to capture our goals? Is there anything we should add?

QUESTIONS



Q3. The d-overlay brings with it an inherent tradeoff.
On the one hand, additional regulation may increase the cost and time of development.
On the other hand, the regulations improve the quality of design. Do you support expanding and contracting the d-overlay map? Why?





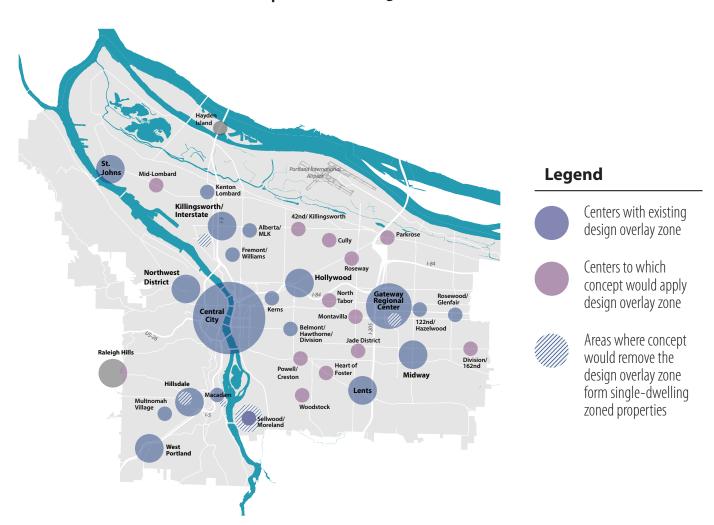
2. Where the Design overlay zone applies

- 2a. Expand the Design overlay zone map to commercial/mixed use-zoned properties in all Neighborhood Centers: 42nd/Killingsworth, Cully, Division/162nd, Heart of Foster, Jade District, Mid-Lombard, Montavilla, North Tabor, Parkrose, Powell/Creston, Raleigh Hills, Roseway and Woodstock.
- 2b. Remove the Design overlay zone from single-dwelling-zoned properties outside of the Terwilliger Design District: areas in and around Sellwood-Moreland, Hillsdale, Macadam, Floyd Light Middle School and North Prescott.

Considering the new purpose statement and additional observations detailed in the Discussion Draft, staff began to question the reasoning behind the application of the d-overlay to the city's geography.

If the City of Portland is to support a tool explicitly designed to create strong, growing centers of community, along with a process that creates space for community input on large projects, staff felt that tools should be available for all Neighborhood Centers. Similarly, if the intention of the d-overlay is to focus additional design attention on big projects that will have a larger impact on the community, the map should not include single dwelling-zoned properties, where only small projects are allowed.

DESIGN OVERLAY ZONE MAP | Potential Changes



3. The process used to review projects

- 3a. Establish review thresholds based on the size and scale of a project, with the goal of aligning the level of review with the level of impact a project will have on the community.
- 3b. In the Gateway Plan District, allow smaller projects to go through design plan check as an alternative to design review.

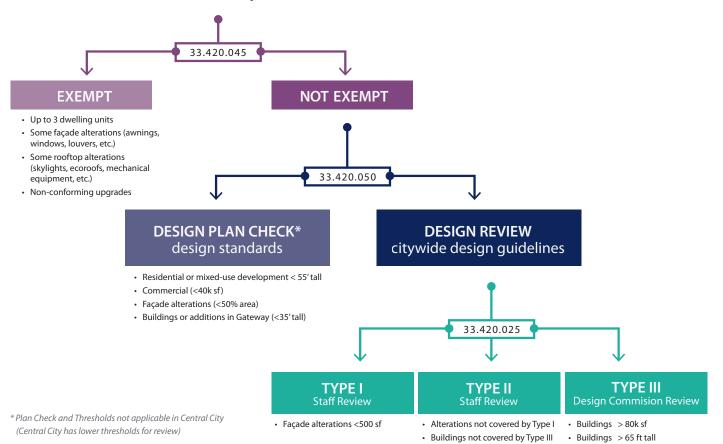
Projects within the d-overlay fall into one of three categories:

- Exempt from the chapter, meaning that additional regulations under d-overlay do not apply,
- Subject to standards through a design plan check (not currently available for projects in Central City or Gateway Plan Districts); or
- Subject to guidelines as part of a discretionary design review process.

QUESTIONS

- **Q4.** Does this proposal strike the right balance between providing adequate opportunity for public participation in larger projects, while allowing smaller projects to proceed with less review?
- **Q5.** Based on the diagram below, alterations receive less oversight than new buildings. Are the thresholds for alterations correct?

DESIGN OVERLAY ZONE 'd' The following diagram illustrates the process and criteria

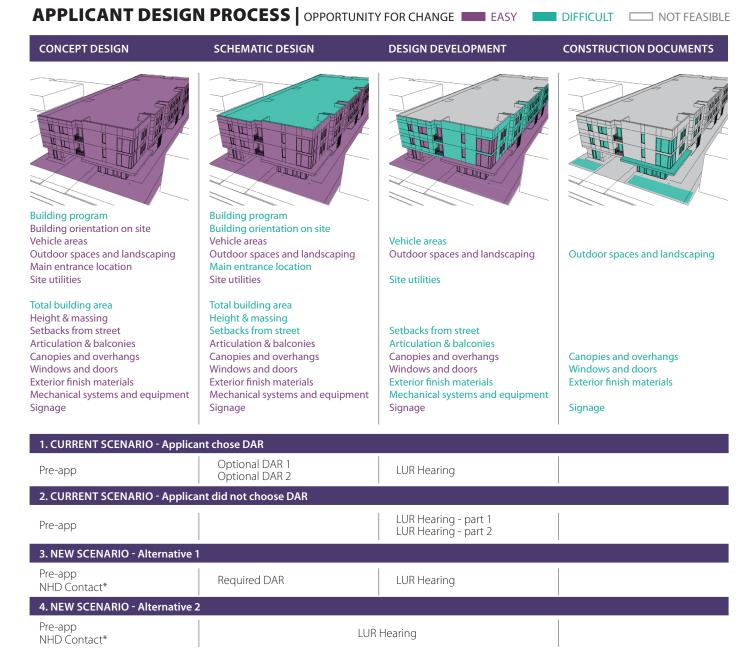


3c. Align the Type III design review and historic resource review processes with an applicant's design process.

As a project moves through design, the applicant's ability to make changes becomes increasingly expensive and difficult. The table below shows the feasibility of changes to building elements during design of a typical project.

The City either requires or conducts several meetings as part of the Type III process. These meetings serve different purposes, occur at different times in the process, and provide different opportunities for public input. They are:

- Pre-application conference (Pre-app) –Technical meeting between applicant and City staff
- Neighborhood Contact (NHD Contact) Meeting between the applicant and community
- Design Advice Request (DAR) Meeting between the applicant and Design Commission
- Land Use Review Hearing (LUR Hearing) Public hearing on the proposed project



^{*} Future opportunity for public input, dependent upon outcome of current Neighborhood Contact Code Project

4. The tools used to evaluate projects in the Design overlay zone

4a. Based on the three tenets of design (context, public realm and quality) create new approval criteria for areas outside Central City that have the d-overlay: Design Standards and Citywide Design Guidelines.

1. Citywide Design Guidelines

Found in Volume 3: Citywide Design Guidelines

The design guidelines were written to directly nest under each of the three tenets. They are intended to be broad and flexible.

2. Design Standards

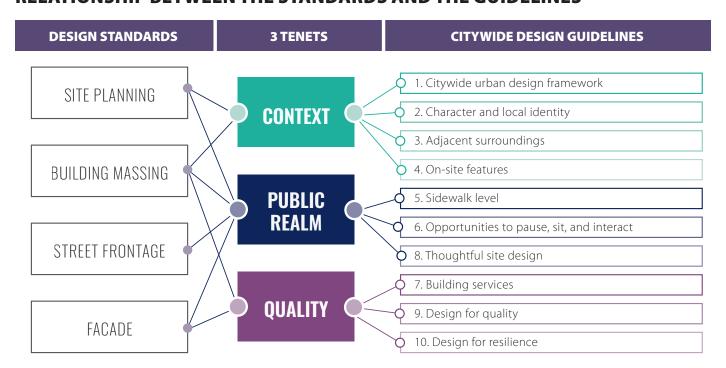
Found in Volume 2: Code Amendments

The Design Standards were written to provide a variety of prescriptive ways to comply with the purpose statement for d-overlay and the design guidelines. The Design Standards in this draft offer a degree of flexibility because they outline a set of required standards (all must be met) and a set of point-based optional standards (some must be met).



4b. Support new development that incorporates older buildings or façades that provide local context for an area. The standards encourage preservation and retention of older buildings.

RELATIONSHIP BETWEEN THE STANDARDS AND THE GUIDELINES



QUESTIONS

- **Q6.** Do the tools carry out the new purpose statement (see proposal 1) of the design overlay zone?
- Q7. This proposal provides a new framework for design standards; some are required and some are optional. The proposal tries to balance flexibility and certainty while being mindful of cost. Do the design standards achieve the right balance?
- **Q8.** Because design standards are clear and objective (not discretionary), responding to context is a challenge to require. The optional design standards provide a menu to build on a site's current and future context. Is the menu complete?

5. Additional improvements to support clarity and transparency for all stakeholders

5a. Update the Design Commission membership rules to allow landscape architects as industry technical experts and clarify that the public-at-large member is independent of these industries.

This proposal seeks to broaden the representation of the Design Commission both within and outside the design profession. It would add landscape architecture to the list of professional disciplines from which most Design Commission seats draw. It would also ensure the public-at-large seat is not filled with someone from one of the listed professions, to allow another point of view into Commission discussions.

5b. Clarify that, except in limited cases in the Central City, the design review process cannot require a reduction of proposed floor area ratio (FAR).

This proposal clarifies that, while Design Review can consider the layout and massing of the building as part of its analysis and approval, the Review cannot condition a change in floor area to gain approval. Minimum and maximum FARs are determined during the long-range planning process and are not expected to be debated on a site-by-site basis.

5c. Clarify that mitigation may be required to lessen the cumulative impacts of modifications.

Currently, modifications to the site development standards during design review do not require mitigation of (or making up for) the potential impacts of those modifications. A similar process, Adjustment Review, does. This proposal would allow design review staff or the Design Commission to require the applicant to include features that mitigate for cumulative impacts when multiple modifications are requested.

5d. Make administrative improvements to the efficiency and transparency of the design review process.

The Bureau of Development Services, which implements the design review program, has undertaken a series of improvements, drawing on the recommendations in the Design Overlay Zone Assessment. See a description of these improvements in Volume 4, Appendix A. Alternatively, view quarterly updates on the progress of BDS' workplan at:

www.portlandoregon.gov/bds/75467

HAVE QUESTIONS OR COMMENTS?

 Learn more, download documents, or sign up to get email notifications on the project:

www.portlandoregon.gov/bps/DOZA

Contact

Kathryn Hartinger, City Planner kathryn.hartinger@portlandoregon.gov (503) 823-9714

• Come talk to us in person

Community members are invited to attend an open house to learn about the DOZA projects. Project staff will be available to answer questions and listen to your feedback.

Open House

March 16, 2019, 2 – 4 p.m. Tabor Space, 5441 SE Belmont St TriMet: Line #15

AIA Open House

Tuesday, March 19, 2019, 4 – 7 p.m. 403 NW 11th Ave TriMet: Line #77, Portland Streetcar

PDX Design Week Open House

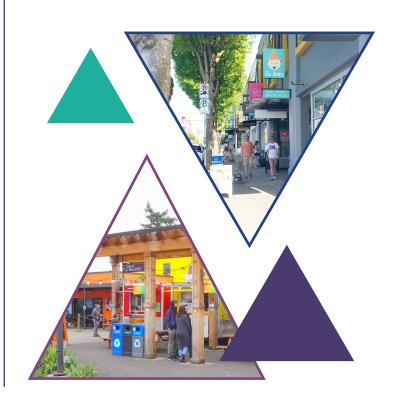
Tuesday, April 9, 2019, 4 – 7 p.m. 1900 SW 4th Avenue (1st floor lobby) TriMet: Multiple bus lines, MAX Green line, Portland Streetcar

NEXT STEPS

Comments on the DOZA Discussion Draft are due April 12, 2019.

Comments will inform the Proposed Draft, which will be published in Summer 2019 for consideration by the Planning and Sustainability Commission and Design Commission. The Planning and Sustainability Commission is tasked with making a recommendation to City Council on the zoning code portion of the draft, including the Design Standards; the Design Commission is tasked with making a recommendation to City Council on the Citywide Design Guidelines.

To make it easier for the public to testify on all aspects of the DOZA Proposed Draft, a joint hearing with both bodies will be held in late Summer 2019.



The Bureau of Planning and Sustainability is committed to providing meaningful access. For accommodations, modifications, translation, interpretation or other services, please contact at 503-823-7700, or use City TTY 503-823-6868, or Oregon Relay Service 711.

Traducción o interpretación Traducere sau Interpretare Chuyển Ngữ hoặc Phiên Dịch Письмовий або усний переклад الترجمة التحريرية أو الشفهية

翻译或传译
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