



Bureau of Planning and Sustainability

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MEMO

DATE: March 1, 2020

TO: Memo to File

FROM: Phil Nameny

CC:

SUBJECT: Design Overlay Zone Amendments (DOZA) - List of Potential Zoning Amendments for Planning and Sustainability Work Session on February 25

The following documents were provided to the Planning and Sustainability Commission (PSC) as part of a discussion at their Work Session on February 25th. The purpose of the Work Session was to catalog the list of issues/amendments that the PSC is asking BPS staff to alter on their proposal in order for the PSC to be able to move forward with a recommendation.

These issues/amendments are broken down into two spreadsheets of potential zoning code changes (combined for the purpose of this memo). The first two pages contain suggestions to amend the proposed code for issues related to the process and threshold triggers that apply to the Design overlay zone and Design review. The last 8 pages are specific requests to consider changes to the new design standards that will apply to projects choosing to use objective standards instead of going through a design review. The changes would apply to Volume 2 of the Proposed Draft.

These files have been assembled with this memo in order to post the progress of the work session that both the PSC and the Design Commission have been participating in. A separate memo provides information on the discussions with the Design Commission impacting Volume 3 of the Proposed Draft - Citywide Design Guidelines.



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DOZA PROCESS
PSC CODE AMENDMENT SUGGESTIONS

DZ Overlay - Process & Threshold Amendment Items

Line #	Page #	Direction	Code Section	PSC Amendment	Rationale / Discussion
General					
1	various	Amend for PSC recommendation CONSENT	various	Amend various sections of the code/commentary where typos and other small edits are needed to clarify existing intent.	Several small edits have been proposed by PSC members and staff that are technical in nature and should be amended without further discussion
Map (No Changes)					
DZ Overlay Chapter - Purpose					
2	13	Discuss with 3x3 for possible amendment	33.420.010: Purpose	Explore a suggested change to the first sentence of the Purpose Statement: "The Design overlay zone ensures that Portland is a city designed for people, <u>in harmony with nature.</u> "	This makes the balancing of design, resilience and sustainability more apparent in the Purpose. A similar suggestion has been made for the intro to the Guidelines
DZ Overlay - Application					
3	14	Amend for PSC recommendation CONSENT	33.420.021: Applying Commentary	Amend the Commentary to include more background about where the DZ overlay has been applied in the past over the years and not just to centers and corridors	The commentary needs to include more history on the application of the overlay prior to the recent update for centers and corridors
4	15	Discuss with 3x3 after internal decision.	33.420.041. C When DZ Applies	Add bridges to the list of non-standard improvements in the right-of-way, or make a special provision for bridges to be subject to design review.	Internal discussion with PBOT/BDS/BPS to follow. Initial rationale is: Bridges are significant infrastructure that contribute to the public realm and context, there is nothing standard about them.
DZ Overlay - Exemptions					
5	15	Amend and review with 3x3	33.420.045 Exemptions - General	Reorganize exemptions into more definable subcategories based on use and type of development.	As staff proposed, it can be difficult to identify applicable exemptions and easy to miss some exemptions
6	15	Follow up with Comm Spevak: Any change to be CONSENT	33.420.045.A Historic Exemption	Consider separating out Exemption A into a different applicability threshold, since it is more of a directional standard (go see historic) than an exemption for development	A PSC member found this confusing, but agreed to work with staff to see if there is an alternative listing
7	17	No change. Structures in parking lot are already exempt CONSENT	33.420.045.K Electric Charging Exemption	Electric Vehicle Charging Stations: Consider adding an exemption specific to electric vehicle charging stations that meet sign code allowances	These are often proposed within required parking lot perimeter or interior landscaped areas
8	19	Amend for PSC recommendation CONSENT	33.420.045.N.3 Alteration Exemption - Louvers	Clarify that louvers should match in color to the adjoining material or storefront surface to align with standards and guidelines. Clarify how measuring grade for non street-facing vents.	Intent is to ensure that exemption works together with the standards and guidelines and to clarify all situations where a vent may be placed.
9	19	Amend for PSC recommendation CONSENT	33.420.045.N. Alteration Exemption - Radon Systems	In alignment with suggestions for standards, consider an exemption for alterations for a radon system if it is placed on a non street-facing wall	Suggestions were made for radon standards to be part of the standards for utilities. However, there is support for a full exemption if it is not facing the street
10	19	Amend and review with 3x3	33.420.045.N. Alteration Exemption - Clarify outside CCCPD exemption	Add the word "and" between #4 and #5 to clarify that a development can potentially use several of these exemptions including the 'all inclusive' 200 sq ft exemption outside of CCCPD	This would clarify how exemption #6 relates to the first 5 exemptions

DOZA PROCESS
PSC CODE AMENDMENT SUGGESTIONS

11	19-21	Amend for PSC recommendation CONSENT	33.420.045.O.1 Roof top Equipment on Flat Roof	Make the following two amendments: 1. Include protective railings to 1.a as long as they don't project over 4-ft above roof surface. 2. Under 1.b change 'paint to match' to state 'is the same color as existing façade of penthouse'	The first amendment recognizes that flat roofs generally have safety railings while the second one acknowledges that some equipment may already have an intrinsic color that matches the penthouse. Note that this suggestion is made for other areas (louvers, etc)
12	21	Amend for PSC recommendation CONSENT	33.420.045.O.2 Rooftop Equipment on sloped roof	Drop the requirement that equipment on a sloped roof be set back 3-ft from roof edges or ridge lines.	Building code regulates things like solar installations, and other installations should allow some flexibility. The other standard limits the projection or the size.
DZ Overlay - Thresholds for Standards					
13	31	Amend and review with 3x3	33.420.050.B When DZ Standard Can Be Used	Raise the maximum height that can use the design standards from 55-ft to 75-ft. Consider whether this should be balanced with a frontage limitation. Also clarify that projections allowed within base zones can project without affecting the standards height limit.	Raising the threshold will allow a greater number of buildings whose height is allowed under the base zone to use the objective standards for construction. (note that BPS staff would also like to explore potential alternatives that allow a range of height limits)
DZ Overlay - Process (incl. Administration & Commission Makeup)					
14	113	Amend and review with 3x3.	33.710.050.B.2 Design Commission	Further amend the staff proposal regarding the Design Commission membership to consider requiring one or more members to be experienced in sustainability practices or natural resource management. This would reduce the number of members from design/planning/financing expert field from five to three or four`	Both of these subjects are important: sustainability to ensure development resilience under climate change and natural resource to consider the relationship between development and the environment.
15	117	Amend and review with 3x3.	33.720.030.C Legislative Land Use Reviews	Amend the code for the establishment/change to design guidelines to require that the Design Commission provide a briefing and/or obtain a recommendation from the PSC for any design guideline addition/changes. Another option would be to require a joint hearing for these legislative changes.	The PSC has a role, especially with the relationship between design guidelines and the zoning code (base zones and design standards) that are under the purview of the PSC>
16	125	Amend and review with 3x3.	33.730.050.B Design Advice Request (DAR)	Consider removing staff proposal to limit DARs to one meeting	The proposal considers the total design review process as a linear process, but more opportunities for feedback result in a better project
17	139	Discuss with 3x3 for final direction.	33.825.035 Factors Reviewed in DZ review	Consider the following three options for amendments to this code section: 1. Remove height (in addition to FAR proposal) as a standard that can be considered in design review. It would be considered an entitlement. 2. Remove the FAR qualifier that would allow non-historic FAR transfers in the CCPD to be subject to design review approval. 3. Consider whether other base development standards (setbacks, landscaping, building coverage, ??) should not be considered with design review.	There is a need to balance entitlements, cost of review, context as well as flexibility versus certainty in reviewing projects. These amendments were not universally supported among the PSC
18	139	Amend for PSC recommendation CONSENT	33.825.040.B Modifications That Will Better Meet Design Review Requirements	Under approval criteria B, the second sentence should be clarified that mitigation for the cumulative impact of multiple modifications is not always necessary or required.	The language as stated reads as if mitigation is always needed if there are several modifications requested. This is often not the case especially if the modifications are not to standards that are related to each other or build off each other.
DZ Overlay - Review Thresholds					
19	133	Amend for PSC recommendation CONSENT	33.825.025 Review Procedure (Table 825-1)	Revise the table for alterations within the Central City plan district so that alterations that do not involve additional floor area are always processed through a Type II DZ review process	Alterations without increases to floor area do not have the same potential impact as new buildings or larger additions. General height and massing isn't changing in these cases, so they should be reviewed at a staff level.

PSC AMENDMENT SUGGESTIONS TO DESIGN STANDARDS

DZ Overlay - Specific Design Standard Amendments 33.420.050.C					
Line #	Page #	Direction	Code Section	PSC Amendment	Rationale / Discussion
Standards Context - C					
1	37	Amend and review with 3x3	Context C1 : Corner Features on a Building - 1 reqd, 4 pts max	Provide the following amendments to this standard: 1. Remove the sign option (6th bullet). 2. Remove the 2nd bullet option to focus highest point of building at the corner. 3. Make several changes to the plaza option including: requiring 75% of area to be open to sky, expanding minimum size to 20' x 20' and requiring minimum ground floor window requirements on walls that face the plaza. 4. Consider rewriting this standards to provide two options for applicant to select from.	Two of the proposed bullets do not provide much benefit and so should be removed while the plaza bullet should be strengthened and clarified. With fewer overall options, the standard may work better as an option
2	39	Amend and review with 3x3	Context C3 : Tree Preservation - 4 pts max	Amend the standard to read: For each tree preserved that is greater than 20 inches in diameter 2 points may be earned up to a maximum of 8 points. 8 pts max.	Tree preservation should be worth more points for each mature tree that is preserved
3	39	Amend for PSC recommendation CONSENT	Context C4 : Grouping of Trees - 2 pts	Consider alternative ways of meeting this standard such as a tree density of evergreen trees, or requiring a certain number of evergreen trees per area of lot. At the least, the existing sentence should be clarified.	As written it doesn't feel like the standard would meet the intent of having a grove of trees without more direction. There needs to be a different method to gain new areas of evergreen tree concentration
4	41	Amend for PSC recommendation CONSENT	Context C5 : Native Landscaping - 1 pt	Make the following amendments: - Increase percentage of native vegetation required from 30% to 80%. - Potentially make this worth two points. - Allow existing native vegetation to count toward meeting this standard.	The PSC Working Group agreed that 30% was a pretty low bar, especially for an optional standard. However, 80% may warrant awarding more points. The group agreed to allow both preserved and planted landscaping to meet standard to encourage keeping existing native plants
5	41	Amend for PSC recommendation CONSENT	Context C6 : Trees in Setbacks / Civic Corridor - 1 pt	Consider clarifying/amending the existing standard so that it covers a range of frontage lengths with a second row of planting to better align the standard with the site's frontage along the corridor.	The PSC Working Group felt that the current standard for a minimum of 4 trees at the L1 standard may not have much effect on a site with a long frontage. The suggestion is to have a range or minimum frontage. (note this currently applies to 4 streets - Stark, Division & 122nd in E.PDX, and outer Barbur in SW)
6	41	Amend and review with 3x3	Context C7 : Preservation of Existing Facades - 3 pts	Based upon Historic Landmarks Commission testimony, amend the current 50% preservation allowance in to a graduated range of options with increasing points. HLC lays out the following point options for a building at least 50-yrs old with 1,000 sq ft in area and a street facing facade within 10-ft of lot line: 2-pts for preserving 75% of existing street-facing facade and meeting CCPD active use standard (33.510.225) 3-pts to preserve both 75% of existing street-facing facade and original building structure and meeting 33.510.225. 5-pts to preserve 90% of existing street-facing facade plus 75% of building structure, only applicable to buildings on HRI that also restores significant features.	A member brought up that they felt that the Landmarks Commission suggestions were a better solution than staffs single proposal. There was a question about whether the active use provision in the Central City was the right mechanism. There could be other active use provisions such as within the main street overlay. Also, we may want to balance this with other standards we have for ground floor height etc. Note from staff (post Working Group) - The last option includes a provision about preserving significant features of an HRI property. This may be hard to quantify, plus it was our intent that the standard to preserve 50 or 75% of a facade means that the facade is preserved (kept as is).

PSC AMENDMENT SUGGESTIONS TO DESIGN STANDARDS

DZ Overlay - Specific Design Standard Amendments 33.420.050.C					
Line #	Page #	Direction	Code Section	PSC Amendment	Rationale / Discussion
7	41	Amend and review with 3x3	Context C8 : Vertical Extension of Existing Building Features - 1 pt	The current standard with two options should be amended to remove the option for the vertical columns or pilasters. Instead, this standard should be split into two optional standards that provide the following: 1. An option to extend/align the windows on the upper floor with a clarification that the window area (not size) can be reduced 20%. This would be worth one point. 2. An option that new floors above the existing facade are set back a minimum of two-feet behind the existing facade. This would be worth two points.	The PSC working group agreed with the Landmarks Commission testimony that the extension of columns could result in poor outcomes and felt this should be deleted. They felt that the window alignment was appropriate, and also were interested in staff observations of Seattle's rules for new additions to historic buildings in Seattle where upper floors were recessed from the street-facing facade.
8	41	Amend for PSC recommendation CONSENT	Context C9 : Building or Site History Plaque 1 pt	Amend the standard to provide minimum requirements for plaque materials and mounting.	To ensure the plaque's "permanence", additional standards are needed for durability to gain the point.
9	43	Amend and review with 3x3	Context C10 : Building Adjacent to "Commercial" Historic Landmark - 1 required, 3 pts max	Consider the following amendments, one to C10 and one regarding a new standard: - For C10 the first bullet should include a minimum height of 10-ft, or as tall as the landmark ground floor, whichever is greater. The last bullet should have the term "at least" in regards to the 10-ft setback. - Per Landmarks Commission, consider providing a new optional standard (placeholder for 10A) in addition to C10 that would apply to buildings next to landmark residential buildings. Use some of the same standards as C10 including exterior materials, ground floor and setbacks.	The PSC Working Group discussed the staff decision to limit application of C10 to landmarks not containing residential uses. Staff mentioned that there are a wide range of forms those landmarks can take which might not always be desirable to repeat in a corridor, which the Working Group acknowledged. However, they also liked the Landmarks Commission's suggestion to have some of the standards in C10 apply to situations where a new building is adjacent to a historic multi-dwelling building. Due to the variety of potential situations, this standard should be an optional point-based standard.
10	New	Amend and review with 3x3	Context C10A : Building Adjacent to "Residential" Historic Landmark - optional pts	See C10 above regarding Landmarks Commission's suggestion. This would be a new standard which leads to renumbering other standards.	See above for rationale/discussion.
11	43	Amend for PSC recommendation CONSENT	Context C11 : Setback from Waterbodies - 4 pts	Amend this standard to limit the setback requirement for common open area to hard surface areas or plazas. More natural or landscaped open areas should still be allowed within the setback.	The PSC Working Group agreed with original suggestion so that natural landscaped open areas that are more passive could project into the 50-ft suggested setback from waterbodies.
12	43	Amend for PSC recommendation CONSENT	Context C12 : Public View of Natural Feature - 2pts	Amend this standard so that non-nuisance trees greater than 6-inches in diameter cannot be removed from the view corridor and feature.	Members of the PSC Working Group were concerned that there were not enough provisions to ensure that the natural feature and corridor keeps its natural and scenic qualities. An additional provision limiting tree removal within the corridor would provide some of that assurance.

PSC AMENDMENT SUGGESTIONS TO DESIGN STANDARDS

DZ Overlay - Specific Design Standard Amendments 33.420.050.C					
Line #	Page #	Direction	Code Section	PSC Amendment	Rationale / Discussion
13	New	Amend and review with 3x3	Context C13 : Building Massing/Articulation Adjacent to Willamette River - Required & Bonus pts	<p>Create a new standard that requires new buildings with river frontage in the River overlay zones to provide at least two of the following features. Additional points can be granted for providing more than two features:</p> <ol style="list-style-type: none"> 1. Having a maximum façade length of 100-ft (Reference standards within the Commercial Mixed-Use Zone code (33.130) to achieve goal of an articulated façade. However, keep in mind that while the standard of the Mixed-Use Zones addresses frontage along a commercial street, the context here is different as it addresses frontages along the Willamette Riverfront and major public trails. Need to clarify the depth of spacing and step-back and align with base zone but maintain the overall goal for this standard to allow for greater massing breaks and more porosity along the riverfront and trails.) 2. Providing balconies (meeting QR11) for at least 75% of dwellings with facades facing the river. 3. Requiring Ground Floor windows on 60% of the facade within 25-feet of the river setback. 4. Requiring 30% of the facade above the ground floor that faces the river to be windows or doors opening up to balconies. 5. Requiring one main entrance to a tenant space or to a residential lobby/dwelling be provided on the facade facing the river. The entrance must connect to the pedestrian circulations system and a major public trail if there is one. 	<p>This new standard provides contextual standards specific to the Macadam plan district and areas along the Willamette River. The River South Reach team is considering using new Citywide Design Guidelines for the Macadam design district and would like to include two contextual standards for the design standards.</p> <p>The goal of this standard, and options (1-5), is to avoid long, continuous building facades with no articulation, visual interest or access along the riverfront or major public trails. Thinking of the riverfront, and major public trails, as an extension of the public realm, development with frontage along these resources should not only provide visual interest, but also work to provide eyes on these spaces. Additionally, by allowing for greater massing breaks, this standard also aims to increase porosity along the riverfront and trails, preserving access to light and air along these corridors.</p> <p>The PSC working group agreed with considering this standard but wanted it brought in front of the full PSC. The Working Group would like staff to explore using step backs/articulation of several feet as an option to an overall facade length. There was also concern about entrances facing the river and security issues</p>
14	New	Amend and review with 3x3	Context C14 : Open Areas along Willamette River Trail Required	<p>Create a new standard that requires new development on sites with river frontage in the River overlay zones to provide an outdoor area of 500 sq. ft. with a minimum dimension of 20-ft that includes 15% landscaping, a small canopy tree and at least 10 linear feet of seating (using similar requirements as other design standards). In addition, the outdoor area must include one of the following:</p> <ol style="list-style-type: none"> 1. The outdoor area connects to the riverfront or major public trail as part of the site's pedestrian circulation system. 2. The outdoor area has a L2 landscaping adjacent to the river setback or major public trail. 3. The ground floor includes commercial space that abuts the outdoor area. At least one main entrance to a commercial tenant space must face the outdoor area. (After further internal discussion, it would be more beneficial for this standard to refer to 'active use' instead of 'commercial space'. This would allow for more opportunities to activate the ground floor outside of commercial uses.) 4. At least 15% of the outdoor area is covered by awnings, building eaves, or other covered structure. 	<p>This new standard provides contextual standards to help activate the area between the river setback / Willamette Greenway trail and new development.</p> <p>The goal of this standard is to create year-round outdoor spaces along the riverfront and major public trails that enhance the experience of patrons, workers and residents. It also indirectly benefits trail users by visually expanding the sense of open area adjacent to the trail/river setback and can provide eyes on the trail" to increase public safety. In addition to requiring the outdoor space, additional standards (1-4), are intended to help further define the relationship this space has with the riverfront/trail (i.e. is it open with a public connection and commercial space or is more private/secluded with additional landscaping and covered areas. This should apply to all new development, regardless of grade differences, and additions landward of the river setback.</p> <p>The PSC Working Group agreed with the concept of this standard but requested that staff continue refining the requirements. This included considering how grade can impact links between outdoor area and the river/trail, considering the 15% covering since that is different from public plaza standards in C1, and considering relationship of open area and commercial space with the river trail.</p>

PSC AMENDMENT SUGGESTIONS TO DESIGN STANDARDS

DZ Overlay - Specific Design Standard Amendments 33.420.050.C					
Line #	Page #	Direction	Code Section	PSC Amendment	Rationale / Discussion
Standards Public Realm - PR					
15	45	Amend and review with 3x3	Public Realm PR1 : Ground Floor Height - Required	Consider the following amendments for discussion with Commission 3x3: 1. Lower ground floor height requirements for certain situations such as on side streets and consider the impact that ground floor height requirements can have on meeting overall height limits. 2. Allow a certain percentage (up to 25%) of area of ground floor to be under the minimum height. 3. If a ground floor height minimum is kept, the wording for both PR1 and PR2 should always state "at least" to distinguish minimum heights.	The discussion at PSC approached this from several angles. First, the requirement can create an added expense for smaller 1-2 story development. Second, the required height could push a building beyond the maximum height allowance if the height bonuse isn't also triggered, potentially disallowing the top floor. Third, this shouldn't be a one-size standard. Requirements on Main Street corridors should be different from requirements on side streets. Fourth, with support beams, maintaining the internal ground floor height for 100% of the ground floor may be difficult to achieve.
16	45	Amend and review with 3x3	Public Realm PR2 : Ground Floor Height - 3 pts	See above (PR1). Note that this optional standard is for points and may be more relevant on corridors.	See above (PR1) for discussion. PR1 and 2 should be discussed as a package.
17	45	Amend for PSC recommendation CONSENT	Public Realm PR3 : Commercial Space - 2 pts	Add language that this optional standard only applies to sites outside the m-overlay.	The m-overlay already has this as a requirement, so it should be encouraged elsewhere with points
18	45	Amend for PSC recommendation CONSENT	Public Realm PR4 : Affordable Ground Floor Commercial Space - 2 pts	Amend language to require the letter from PDC stating that the space meets their requirements.	This was a request from PDC to improve the standard. PDC remains the reference (not Prosper) until City Charter gets amended.
19	47	Amend for PSC recommendation CONSENT	Public Realm PR5 : Oversized Street-Facing Opening - 2 pts	Make the following changes: Use language from ground floor window standards that limit what the overhead door may look into (i.e. in addition to utility, garbage and parking, also limit mechanical and bike parking. Reduce this standard to one point	These amendments came out of the working group discussion on 1/2 to better ensure opening is to an active part of the use
20	47	Amend for PSC recommendation CONSENT	Public Realm PR6 : Louvers and Vents - Required	Ensure this applies to mechanical louvers, not mail slots and use term "louvers and vents" throughout. Per Design Commission, ensure that color of louver is same as adjacent material Verify that 2-ft max from ground is feasible.	These changes were suggested by the Standards Working Group to ensure compatibility and feasibility
21	47	Amend for PSC recommendation CONSENT	Public Realm PR7 : Exterior Lighting - Required	Make the following changes: 1. remove the 'hanging' sentence from the end of the 3rd bullet. 2. on 3rd bullet just state that lights can only project downward. 3. remove the 4th bullet as 33.262 already applies a glare standard to other properties.	These are generally technical amendments to clarify intent
22	49	Amend for PSC recommendation CONSENT	Public Realm PR9 : Residential Entrance - 2 pts	Make the following changes: 1. Increase to 3 pts. 2. Require 3 of 5 bullets to get the 3 pts. 3. Don't allow bedroom windows to face street. 4. Consider aligning with private open space code provisions in base zone.	This provision can add value/liveability between the sidewalk and the private units, and should be worth more. But it should also have a higher bar to achieve. Also individual private open space should refer to base zone requirements.
23	49	Amend for PSC recommendation CONSENT	Public Realm PR10 : Separation of Dwelling Entry from Vehicle Area - 2 pts	Align open space provision with private open space requirements in base zone	There is less concern with relationship between units and parking lot, but private open space option should be consistent. (original staff proposal was for PR9 & 10 to be similar in language but on related to public sidewalk, and other related to private parking areas.)

PSC AMENDMENT SUGGESTIONS TO DESIGN STANDARDS

DZ Overlay - Specific Design Standard Amendments 33.420.050.C					
Line #	Page #	Direction	Code Section	PSC Amendment	Rationale / Discussion
24	49	Amend for PSC recommendation CONSENT	Public Realm PR11 : Ground Floor Entry - Required	Delete this required standard	The Standards Working Group felt that this was less of an issue and could create unintended consequences leading to forced design review.
25	51	Amend for PSC recommendation CONSENT	Public Realm PR13 : Pedestrian Access Plaza - 4 pts	Make the following changes: 1. Require 75% of plaza to be open to the sky (not blocked by overhanging buildings). 2. Use same dimensional language as base zone for common open area	PSC workgroup felt that the dimensional wording would benefit from being consistent with base zone open space wording. The workgroup also incorporated a concern from the Design Commission that the area could be covered, leading to amendment 1.
26	51	Amend and review with 3x3	Public Realm PR14 : Weather Protection Minimum Requirements - Required	Consider the following amendments for discussion with Commission 3x3: 1. The 4 weather protection standards may benefit from a structural reorganization for clarity, at least combining PR14 requirements with PR15-17. 2. Clarify what "other weather protection elements" may be or strike that language, and just focus on canopies and awnings. 3. Provide a maximum height to weather protection as well as the minimum. 4. Review whether entrance width of protection is adequate and whether more detail is needed for location on transit streets.	PSC workgroup was in agreement that the current layout of the weather protection standards was not clear. Clarity is also needed about if/when building projections such as bays and balconies can be incorporated into weather protection, or whether the language should focus on awnings and canopies. The workgroup directed staff to develop alternative language for discussion with the 3x3.
27	51	See #26 above for PR14	Public Realm PR15 : Weather Protection at the Main Entrance - Required	See above for PR14	See above for PR14
28	53	See #26 above for PR14	Public Realm PR16 : Weather Protection Along a Transit Street - Required	See above for PR14	See above for PR14
29	53	See #26 above for PR14	Public Realm PR17 : Weather Protection Along a Transit Street - 2 pts	See above for PR14	See above for PR14
30	53	Amend for PSC recommendation CONSENT	Public Realm PR18 : Location of Utilities - Required	Consider the following amendments: 1. Identify radon mitigation equipment as a type of mechanical equipment. 2. Provide a clarification regarding whether this applies to equipment located at the ground floor or not. 3. Provide a more generic screening element (F2?) from the equipment as opposed to the requirement for a wall. Equipment must still be accessible (gate?). 4. Amend the standard so that screening/setbacks of utilities must also occur from major public trails such as the Willamette River trail within the river setback in the Macadam plan district.	The first three clarify how this standard is to be used and adds radon mitigation equipment to the types of utilities considered. The fourth amendment adds the screening requirement to major public trails to address an additional contextual reference to a public amenity that is most likely to be reviewed with development in the 'd' overlay along the Willamette River.
31	53	Amend and review with 3x3	Public Realm PR19 : Pervious Paving Materials - 2 pts	Amend this standard so only projects proposing larger parking areas (10 or more spaces as an example) can use this standard to gain points. With larger areas, it may be worth more points, but this should be discussed with the 3x3	This standard is supportable, but only if it achieves an impact on stormwater management (along with the aesthetics of pervious paving). Discussion on all paving / parking provisions should involve the 3x3

PSC AMENDMENT SUGGESTIONS TO DESIGN STANDARDS

DZ Overlay - Specific Design Standard Amendments 33.420.050.C					
Line #	Page #	Direction	Code Section	PSC Amendment	Rationale / Discussion
32	55	Amend and review with 3x3	Public Realm PR20 : Large Site Parking Setback	Staff should consider amendments that make it more clear what the purpose is for the setbacks. Is it to create a bigger landscaped setback, or to have other structures or buildings be placed between the street and the parking area? Also, if there is an increased setback between parking areas and a major trail, this may be for a different purpose.	The Standards Working Group and the full PSC need a greater understanding of what is achieved by having a greater setback to surface and structured parking. Also, this setback may have different purposes if it is from a street versus from a major recreational trail. This may need to be discussed with PR19
33	55	Amend and review with 3x3	Public Realm PR21 : Parking Areas - 1 pt	Amend this standard (no parking provided) so that the points apply only to sites of a minimum size, such as 10,000 square feet.	While the PSC members had different opinions about the amount of benefit in providing no parking when the code doesn't require it, there was agreement that the benefit to the site layout is better realized on larger sites. On 5,000 sq ft sites, it feels like too much of a giveaway.
34	55	Amend for PSC recommendation CONSENT	Public Realm PR23 : Alternative Shading of Vehicle Areas - 1 pt	Include photovoltaic shade structures in the list of shading options. Verify that the tree canopy calculations don't conflict with, or add to, the tree calculations.	Photovoltaic shade structures would achieve both a shading benefit as well as an energy benefit. There is some concern about whether the tree canopy calculations align with parking lot landscaping/tree calculations.
35	55	Amend for PSC recommendation CONSENT	Public Realm PR24 : Original Art Murals - 1 pt	Remove this standard.	The PSC agreed with Design Commission concerns that the size of the mural and lack of design oversight could create unintended consequences, and any mural proposal should be part of the public art provision in PR25.
36	57	Amend for PSC recommendation CONSENT	Public Realm PR25 : City Approved Art Installation - 2 pts	Amend the standard so that a RACC approved mural can qualify for the city -approved art installation.	There is support to incentivize projects that involve rACC in their development, and this should include public art murals as well as other public art.
37	57	Amend for PSC recommendation CONSENT	Public Realm PR26 : Water Feature - 1 pt	Remove the sentence that the feature can be part of a BES stormwater feature per BES request.	Stormwater facilities generally do not generally contain water year-round.
Standards Quality and Resilience QR					
38	57	Amend and review with 3x3	Quality & Resilience QR1 : On-site Building Separation - 1 pt	Staff to provide with better clarity of the intent of the standard (with photos if possible) for the 3x3 to discuss if the standard is worth keeping	Some PSC members did not see the value in providing an additional building separation standard that isn't much greater than what building code requires. It was felt that East Portland issues were mostly resolved with BHBD
39	59	Amend and review with 3x3 (related to points / accessibility)	Quality & Resilience QR3 : Pedestrian Connection to a Major Trail - Required	Make this standard optional instead of required. However, consider requiring accessibility in order to gain the points (i.e. no locked gate)	It can be difficult for this standard to be met in all situations where there is a major trail. It should be optional with staff proposal on how many points.
40	59	Discuss with 3x3 for possible amendment	Quality & Resilience QR5 : On-site Outdoor Common Area - 3pts	Amend the standard to ensure common area doesn't use defensible architecture to make visitors unwelcome. (note this was suggested for this standard but may be more applicable to other standards related to publicly accessible space.)	Some PSC members discussed limitations on features that create defensible architecture (no boulders, un welcoming items). However, this space may or may not be accessible to the public and it wasn't clear whether requirements would limit creating certain space (reflective/rock garden etc). Note that no follow up information was provided.
41	61	Amend for PSC recommendation CONSENT	Quality & Resilience QR6 : Indoor Common Room - 2 pts	Remove this standard.	This may improve liveability, but doesn't improve the design of the building. Note, BHBD has their own base zone standards for common outdoor and indoor areas that may support this anyway.
42	61	Amend for PSC recommendation CONSENT	Quality & Resilience QR9 : Street-Facing Window Detail - Required	Amend the standard to clarify that alterations should match the trim and recess of existing windows "on street-facing facades".	Since this is a street-facing window requirement, the provision for alterations must be made clear.

PSC AMENDMENT SUGGESTIONS TO DESIGN STANDARDS

DZ Overlay - Specific Design Standard Amendments 33.420.050.C					
Line #	Page #	Direction	Code Section	PSC Amendment	Rationale / Discussion
43	61	Amend and review with 3x3	Quality & Resilience QR10 : Upper Floor Windows - 2 pts	Staff should explore how this 30% window minimum on upper floors impacts energy usage. Determine whether there should be an upper limit as well.	This is a concern brought up by a PSC member and through conversations with our sustainability staff
44	63	Amend for PSC recommendation CONSENT	Quality & Resilience QR12 : Sunshades for Windows - 2 pts	Reduce the requirement for the sunshade projection from 3-ft to 2-ft	PSC Standards Working Group felt that the 2-ft projection was enough to shade in the summertime
45	63	Amend for PSC recommendation CONSENT	Quality & Resilience QR14 : Windows on Upper Level Units with Multiple Exterior Walls - 2 pts	Amend this so that it can be met by providing at least one operable window per unit, instead of only applying it to corner units	There is a benefit in having an operable window, and there isn't always cross ventilation opportunities for corner units.
46	65	Amend for PSC recommendation CONSENT	Quality & Resilience QR16 : Exterior Finish Materials - Required	Amend this requirement to make the following changes: - Limit materials to 3 per site rather than per façade. - Limit the other 20% of allowed any materials to a single material. - Make technical changes for readability	The staff proposal would result in too much clutter of differing types of material and a potential lack of coherency between building sides
47	65	Amend for PSC recommendation CONSENT	Quality & Resilience QR17 : Exterior Finish Materials - 2 pts	Similar to QR16, limit materials to 3 per site instead of per façade	This ensures consistency between QR17 and QR16
48	65	Amend and review with 3x3	Quality & Resilience QR16 & 17 & Table 420-3 : Exterior Finish Materials/ List of Approved Materials - Req'd & points	Consider providing points and/or adding to the list of acceptable materials those materials that further sustainability and resilience goals such as use of salvaged, reclaimed or certified wood, mass timber products or low carbon concrete	There is an interest among sustainability staff and some PSC members to further incentivize/encourage sustainable products. This could either be through listing in the table of finished materials and/or creating a separate optional point based item to include these materials as a minimum percentage of facade.
49	65	Amend for PSC recommendation CONSENT	Quality & Resilience QR18 : Building Materials Application to Side Walls of Building - 1 pt	Revise standard so that 1 pt is granted if the materials on the street facing façade are wrapped to the side walls for at least 2-feet.	The standards working group felt that a minimum return of 2-ft to the side walls was sufficient without potentially impacting the location of the side wall.
50	69	Amend and review with 3x3	Quality & Resilience Table 420-3 Approved Exterior Finished Materials	Consider the following possibilities: - Make the approved materials a list within an Administrative Rule instead of in the zoning code - Add materials that do not require coating such as certain metals like zinc, copper, etc - Consider allowing concrete in more situations on non-street facing walls. Also, "architectural concrete" is also a more aesthetic solution than plain concrete	The PSC considered that: - Putting approved materials in the code makes it able to change with technology. An admin rule list is more flexible. - There is some uncertainty about how certain metal materials should be treated and not all require an inherent or factory applied color. - There is some concern about the limitations of the use of concrete especially when some applications are better than others.
51	65	Amend for PSC recommendation CONSENT	Quality & Resilience QR19 : Environmental Assessment of Building Materials - 1 pt	Drop this standard	This standard feels like something that someone can buy to get the points without actually implementing/ learning from the assessment scores
52	67	Amend for PSC recommendation CONSENT	Quality & Resilience QR20 : Roof Pitch - Required	Drop this standard	This standard is a little arbitrary and dictates an architectural style for civic corridors. There are good examples of pitched roofs on taller buildings and a pitched roof can be more economical to build.

PSC AMENDMENT SUGGESTIONS TO DESIGN STANDARDS

DZ Overlay - Specific Design Standard Amendments 33.420.050.C					
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53	67	Amend and review with 3x3	Quality & Resilience QR22 : Ecoroof - 2pts	Consider a graduated number of points available for ecoroofs covering a varying percentage of the roof, such as 1 or 2 pts for 40%, 3 points for 60%, etc Note that a roof can accommodate solar and ecoroof	This could incentivize making more of the roof surface into an eco roof. The number of points may depend on what other standards have for points
54	67	Amend and review with 3x3	Quality & Resilience QR23 : Solar Energy System - 2pts	Consider a different measurement for efficiency of the ecoroof other than area of the roof. Options could include energy production, energy offsets, etc. Note that a roof can accommodate solar and ecoroof	Size of the solar installation may not result in best outcome
55	67	Discuss with other sustainability items with 3x3	Quality & Resilience QR24 : Reflective Roof Surface - 2pts	Consider whether this should be dropped as a standard.	Is this considered standard procedure for commercial buildings? Is it worth a point? It is not clear if this provides an energy benefit and it doesn't provide stormwater or wildlife benefit