



DOZA

DESIGN OVERLAY ZONE AMENDMENTS

VOLUME 4 | APPENDICES

Recommended Draft - November 2020



DOZA Proposed Draft Appendix A

BDS DOZA ADMINISTRATIVE IMPROVEMENTS



**Bureau of
Development
Services**
FROM CONCEPT
TO CONSTRUCTION

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Following the broad set of recommendations made in the April 2017 Design Overlay Zone Assessment, BDS staff prioritized administrative improvements to Design Review that would most immediately impact the efficiency of the process and the experience of its participants.

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INTRODUCTION

The Design Overlay Zone Amendments (DOZA) package of proposals aims to update and improve the processes and tools used in Design Review. Many of the recommendations outlined in the initial Assessment were intended to make the process more efficient, focused, predictable, and effective.

Beginning in 2015, the Bureau of Development Services (BDS) enacted focused changes to improve the experience of applicants, staff, the Design Commission, and the public throughout the discretionary Design Review process. Informed by stakeholders, and driven by the experience of professional staff, these non-legislative, administrative actions have improved transparency and efficiency, while maintaining high quality results in the built environment.

Data from 2012 to early 2019 informed the direction of many key process improvements. As the economy recovered from the last recession, an uptick in submittals led to a slower process for many applicants. In addition, the average number of hearings per project spiked in 2014. Design Review staff, aware of the effect of increased development proposals during this time, began work with the Design Commission to more efficiently process applications. Despite an increase in total number of Design Commission hearings from 2014-2016, process improvements implemented prior to the DOZA Assessment resulted in fewer average hearings per project, indicating an increase in efficiency despite a high volume of cases.

Guided by recommendations from the April 2017 Design Overlay Zone Assessment, as well as discussions with key stakeholders, Design Review staff crafted a work plan to implement additional internal changes. These changes have also been implemented, as appropriate, in the management of the Historic Landmarks Commission.

The resulting BDS Administrative Workplan mirrors the DOZA Assessment Recommendations structure and categorizes tasks running through 2019 that respond directly to the recommendations. An internal work plan itemizes the who, what, and when of implementation, with quarterly progress reports published for the public on the BDS website (www.portlandoregon.gov/bds/78807).

All work undertaken by BDS is fully administrative and does not require legislative action. However, changes to the Zoning Code and design guidelines will eventually be implemented by BDS, making the administrative component critical to the success of new processes and criteria.

PROGRAM FACTS

	VOLUNTEER COMMISSIONERS	TYPE III DESIGN REVIEW APPROVALS	STAFF PLANNERS (As of June 2017 each year)	DESIGN ADVICE REQUESTS (Number of projects that included a design advice request)
2017	7	37	16	23
2018	7	26	16	18
2019	7	10*	9	22*

*(through September 16, 2019)

DESIGN REVIEW

Key recommendations from the DOZA Assessment were addressed through BDS's administrative efforts and impact the way different groups engage with the process.

DESIGN REVIEW STAFF

Design Review staff play an integral role in the review process. The DOZA Assessment focused on the role of staff largely in Type III design review cases, but the same group of planners has reviewed over 100 Type II cases in each year since 2012. Individual case loads fluctuate with the development cycle and high development rates translate to increased work for staff. The planner assigned to each land use case is the point of contact for the public and other bureaus. They provide assistance to the applicant throughout the process. Planners provide feedback on approvability and compliance with development standards during review, and remain a resource during permitting.

APPLICANTS

Experience with, and understanding of, the process and approval criteria is one of the most significant factors in an applicant's success. Applicants have flexibility in the timing of their submittals and the ability to pause or extend the review timeline once a complete application has been received. However, the design process undertaken by applicants does not always align with the timing of submittal requirements in the Design Review process.

DESIGN COMMISSION

Commission members are volunteers who devote their personal time to the Design Review program. Meeting management has been a focus for staff and Commission, with both time per hearing and number of hearings per case decreasing over the last three years. The Design Commission Chair has taken on a renewed responsibility to manage the conduct of Commission members, keep to the agenda, and guide the flow of deliberations to provide the applicant with clear direction.

MEMBERS OF THE PUBLIC

Community involvement is incorporated into the discretionary Design Review process through code mandated public notice. The required public comment period includes mailed notification to surrounding residents and recognized neighborhood organizations. For Type III Design Review cases and voluntary Design Advice Requests, public notice also includes a physical posting at the site. Neighborhood Associations and interested individuals are given the opportunity to comment or testify on projects at all Design Commission meetings. Once a land use decision has been published, members of the public, recognized organizations, or the applicant, may appeal the decision.



THREE TENETS OF DESIGN REVIEW

Design Guidelines are the approval criteria used in Design Review. Guidelines generally address one or more of the three design tenets: context, public realm, and quality. *

01

CONTEXT

Areas within the design overlay have distinct historic, cultural, and geographic characteristics. New development can blend into established areas by reflecting the architectural features and site design of surrounding buildings. Located across the street from the Grand Avenue Historic District, this site presented opportunities to express historic themes in a contemporary manner.

02

PUBLIC REALM

The ground level of a building has a great impact on the pedestrian environment. Buildings should be designed to encourage activity on the sidewalk, provide architectural details at the pedestrian scale, and protect pedestrians from the elements. In this case, full-height storefront with historic details help to create a pleasant and active ground level.

03

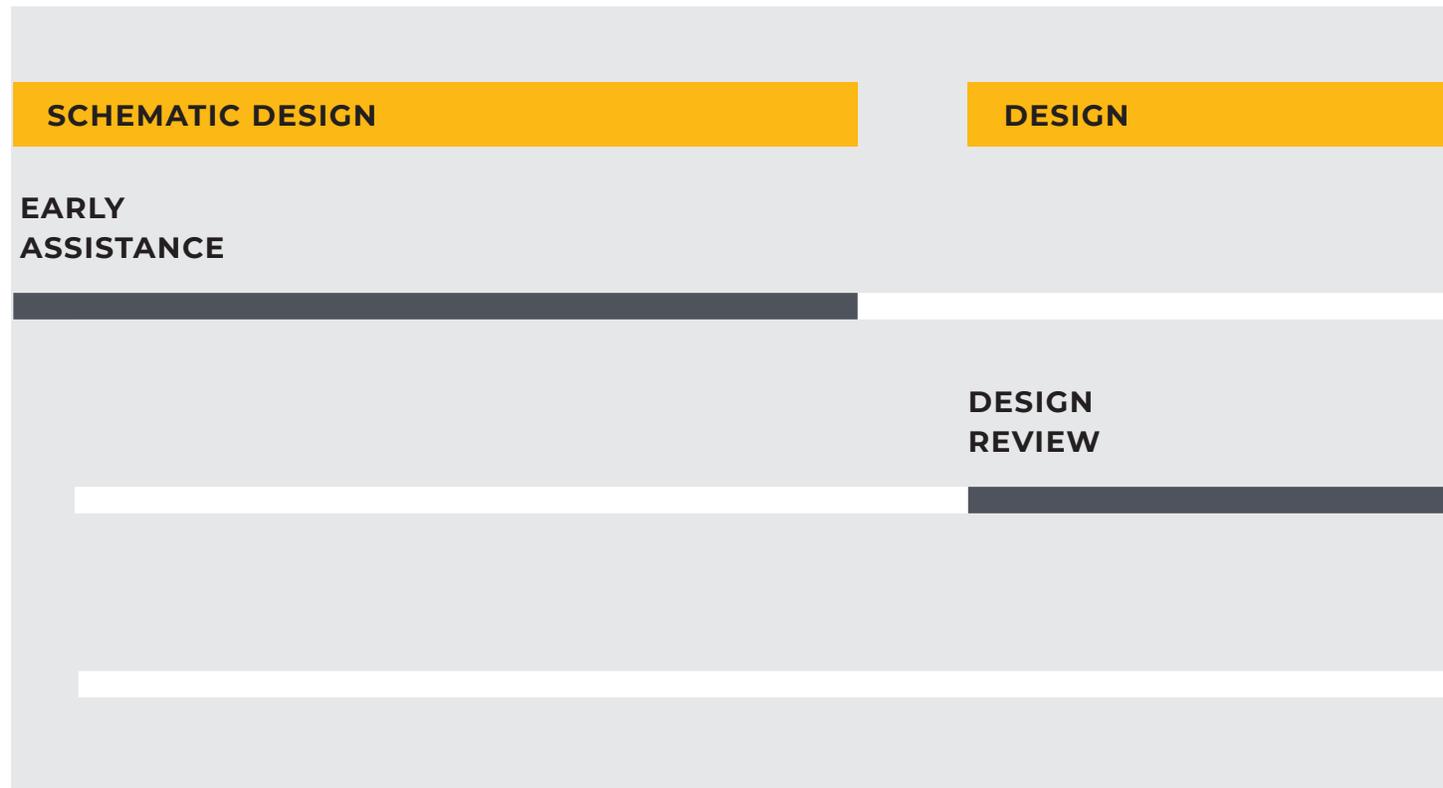
QUALITY

Building materials should have a level of interest beyond pure function, be long lasting, and enhance the character of a structure at all scales. This CLT structure is clad with a creative mortar-washed white brick and has large operable window walls at upper stories.

* The three tenets are born out of how the current design guidelines are structured (Portland Personality, Pedestrian Emphasis, Project Design). In Fall of 2018 the Planning & Sustainability Commission, Design Commission, and Historic Landmarks Commission were briefed on a working purpose statement that is included in the September 2019 DOZA Proposed Draft and provided tentative support. BDS has since focused the Design Review process around the proposed three tenets noted above.

A3. PROCESS ALIGNMENT

Early in the DOZA Assessment process, a subcommittee group comprised of applicants, architects, Design Commissioners, and staff was assembled to discuss alignment of the City's Design Review process with the private sector design process. Through this collaboration, a revised list of submittal requirements was created based on industry standard deliverables and a conceptual alignment timeline was created. Multiple applicant teams vetted the changes through a BETA test in 2017 to determine the effectiveness of early DAR meetings and phased submittals. Representatives from four firms also compared the conceptual alignment to their internal project schedules to ensure applicability. These test cases were largely successful, and elements of the updated process and accompanying tools were implemented at the staff level in 2018.



01

EARLY ASSISTANCE

- Improved Early Assistance Meeting Templates
- Improved coordination with Service Bureaus
- Public information available in meeting room
- DAR Submittal Requirements Handout

02

DESIGN REVIEW

- Public Information available in hearings room
- Formalized Commissioner trainings
- Improved hearing efficiency
- Land Use Review Submittal Requirements Handout

Based on current BDS processes.



EFFECTIVE TIMELINE

The information required at each stage of review is intended to align staff deliverables with industry standards to increase efficiency and improve transparency. Phased submittal requirements, a simplified presentation format, general meeting time limits, and Commission discussion guides will ensure project teams get valuable feedback early in the design process, further streamlining the land use review.

DEVELOPMENT

CONSTRUCTION DOCUMENTS

PERMITTING & INSPECTION

03

PERMITTING

- Formal planner pairings to facilitate review
- Land Use / Permit Set Comparison Table
- Certificate of Compliance required

APPLICANTS

KEY DOZA ASSESSMENT RECOMMENDATIONS:

A.2. Improve the review processes with a charter, better management of meetings and training for both the Design Commission and staff

A.3. Align the City's review process with the design process

A.4. Better communicate the role of urban design and the d-overlay tool

OVERVIEW

Clarity and predictability for applicants can often be complicated by issues outside the Design Review process. It is therefore critical to keep communication between the applicant, staff, and Commission transparent and efficient. Experience with, and understanding of, the process and approval criteria is one of the most significant factors in an applicant's success. Applicants have flexibility in the timing of their submittals and the ability to pause or extend the review timeline once a complete application has been received. However, the design process undertaken by applicants does not always align with the timing of submittal requirements in the Design Review process.

This misalignment of the design and Design Review processes has, at times, created a barrier to effective collaboration, particularly in an environment of high development pressure. Collaboration with staff and stakeholders prior to hearings has proven to expedite review before Commission. When applicants cannot, or do not, address the approval criteria or staff and Commission guidance, the process may take longer by resulting in multiple hearings. For applicants that are unfamiliar with the Design Review program, communication of Portland's urban design expectations and the purpose of the design overlay tool, is essential to an efficient review.

BDS ADMINISTRATIVE IMPROVEMENTS

01. Updated Design Advice Request (DAR) process and submittal requirements	Complete
02. Design Guideline Matrices	Complete
03. Improved Early Assistance staff response templates	Complete
04. Regularly updated "Guide to Design Review"	Ongoing
05. Deliberation & Agenda Cards for all hearing participants	Complete
06. Timer for all presentations and testimony at hearings	Ongoing
07. Improved coordination with permit reviewers	Ongoing

IMPLEMENTATION

Each project has its own unique set of site constraints, development standards, and approval criteria. Applicants greatly benefit from clear information provided by staff at each stage of the review. Particular success has been found in getting early information to applicants to facilitate complete and responsive initial applications. An improved Early Assistance staff response template was created to ensure complete and consistent staff feedback early in the review process. Newly developed handouts give an overview of the process and a checklist of submittal requirements. Similarly, the Guide to Design Review, generally scheduled for annual updates by the Design Commission, is provided to applicants as an attachment to Early Assistance summaries. The Guide identifies ways to successfully approach the review process and outlines common Commission concerns.

In 2017, a matrix was created for each set of design guidelines used in the review process. This matrix lists each criterion in a chart format, with space for staff feedback following Pre-Application Conference or Design Advice Request, and a blank column for the applicant to undertake the same exercise. These “cheatsheets” are also provided to the Commission before DAR’s and Type III design reviews. Commission copies include staff evaluation of the project and a blank column to use as a tool in review of submittals. The common format between staff, Commission, and applicants aids in the clear communication of issues related to approvability and allows the review body to easily identify where staff recommendation may differ from their own evaluation. This tool has also been helpful in guiding applicants through the review itself; outstanding issues are clearly related to the approval criteria not yet met. The format assists applicants in responding to staff concerns.

The Design Commission hearing format accommodates variability between project scale, complexity, and approvability. Given these variables, the most effective way to improve predictability has been through the expedition of deliberation, clear feedback tied to design guidelines and other approval criteria, and timely progression through presentations and testimony. A timer was added for all presentations and testimony. This simple visual tool has been useful in general meeting management. Half page visual aides have also been provided to Commissioners and staff to guide the progression of deliberations, clarify voting procedure, and keep terminology consistent. This shared reference reinforces meeting order and assists the Commission Chair in managing the hearing to the benefit of the applicant.

Once the land use review is complete, applicants need to secure permits before starting work. Permits are reviewed by members of the BDS Planning & Zoning section and issued in conjunction with other development-related bureaus. In order to provide consistency and increase transparency, Design Review and Planning & Zoning staff have formalized their relationship through a buddy system. Planning & Zoning reviewers consult on the initial plan check at the Design Review stage and are resources prior to land use approval. When the project comes in for permit, Design Review planners review design details and confirm compliance with the approved plans. Recently instituted Certificates of Compliance and land use exhibit/permit set comparison tables are provided to the applicant at the time of design review approval. These help communicate the need for approved design review exhibits to match the permit set and eventual built condition.

01 // EXAMPLE CHALLENGES

- Limited information for first time applicants
- Overdeveloped concepts during early assistance
- Applicant provides insufficient responses to approval criteria or presents a project that doesn't meet approval criteria
- Incomplete applications at each stage of review

02 // SOLUTIONS

- Guide to Design Review
- Standardized Early Assistance templates
- Design Guidelines cheatsheets
- Overview & Submittal Requirements Handouts

CASE STUDIES



MOXY HOTEL

Out-of-town developer Matt Mering knew that committing to a project in Portland meant investing in the community. Mering, director of development and acquisitions for Minnesota-based developer Graves Hospitality, has had his sights on Portland for some time. “There’s great demand, it’s a growing city,” says Mering, who has worked in development for more than 16 years.

The future development sits on a 7,500-square foot parking lot in Portland’s West End. Despite the constrained site, less than a quarter-block long, the property at 539 SW 10th Avenue will soon see a 12-story modern hotel, boasting 179 guestrooms and a ground floor that emphasizes the pedestrian experience in Portland.

The development site fronts the Streetcar tracks and has a 4-foot grade change between two first-floor entrances on opposite sides of the building. These are complicated elements for any team to manage, and especially difficult for an out-of-town development team.

The team, DLR Group Architects and Graves Hospitality, engaged early on with BDS staff, interagency partners

and the Design Commission through an Early Assistance meeting, a Pre-application Conference, and two Design Advice Requests. The final result sailed through its first Design Commission hearing in record time, to the unanimous and glowing approval of the Commissioners. With the help of BDS staff, the team made significant changes to their original design to ensure that the building is appropriate for the context of the surrounding area.

“We had to scrap a lot of the ideas from the original building,” says Mering. “But what I found over the years is when you work with creative people like architects and engineers, you need to define parameters and direction. We have a much better product going through the process than when we initially came through the gate.”

Mering thinks Portland’s design review process is straightforward compared to other cities. “We’ve had some fairly complicated design review processes elsewhere.” Mering says. “The process here is as smooth as we’ve seen. It was constructive and transparent. We knew along the way where the steps were.”



BLOCKS 41 + 44

Alan Jones, founding principal of Jones Architecture, and Kyle Andersen, principal architect at GBD Architects, are self-proclaimed veterans of the design review process. “The design review process in Portland makes buildings better,” says Jones.

When the two firms came together to design mixed-use buildings on Block 41 and Block 44 in the South Waterfront, Jones and Anderson say that their teams melded quickly to tackle design issues that are important to Portlanders. “Our own work gets better through the design review process,” says Jones. “We had strong support from BDS staff from the beginning.”

The project includes two seven-story, mixed-use buildings with 524 residential units and 10,500 square feet of retail space.

Block 41 and Block 44 lie in the Central City Plan District (South Waterfront Sub District), and are within the design and greenway overlay zones. Andersen and Jones took care to inform themselves and ask questions about these planning, zoning, and design requirements. Staff provided feedback based on the context of the area, and Jones and Andersen say it helped smooth the process. “We try to have as much interaction with staff going in to the project as possible,” says Andersen.

With Block 41 and Block 44, Jones and Andersen point out that design guidelines for view corridors in South Waterfront influenced their design. The two blocks open up to each other with a large courtyard in the middle. Because the blocks abut the future South Waterfront Greenway, city codes require the developer to either build part of the trail or enter into an agreement with Portland Parks & Recreation to build it.

Andersen and Jones also met with the neighborhood and solicited feedback that they took into consideration in their designs. They listened to the Design Commission’s suggestions, responded to their concerns and presented reasonable design solutions. Having worked on several large-scale projects in Portland, both Jones and Andersen have gone through their fair share of design review.

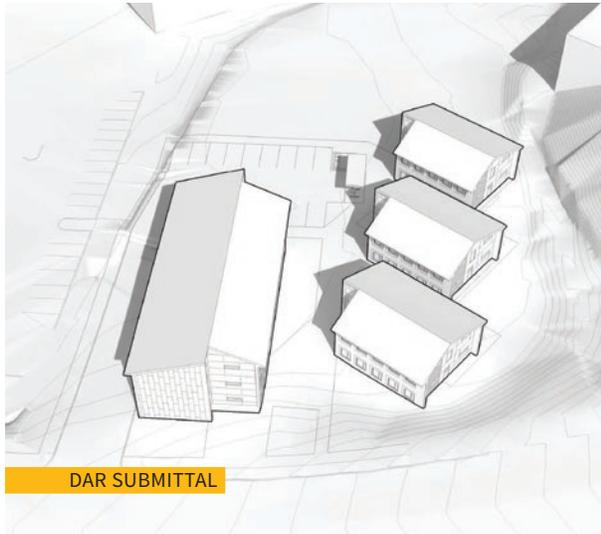
“This project was a good model for how the process should go,” says Andersen.

2
Buildings

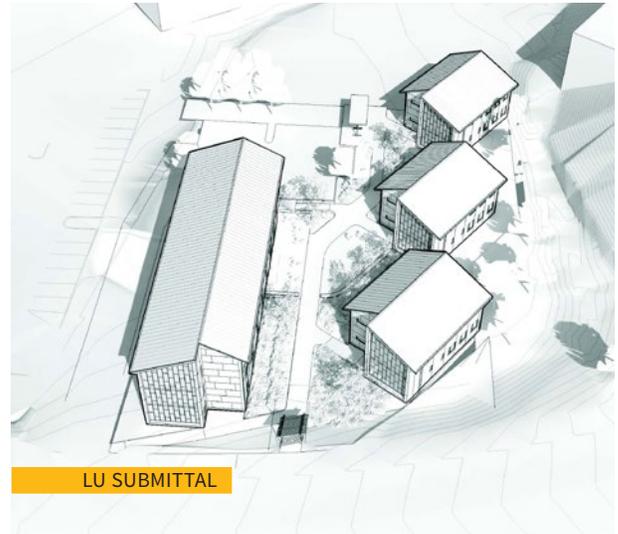
524
Residential Units

10,500
Square Feet of Retail Space

799
Long-Term Bike Parking Spaces



DAR SUBMITTAL



LU SUBMITTAL

In response to preliminary feedback at the DAR, the applicant reoriented the duplex buildings to better engage the street, create a larger internal plaza for residents, and improve visibility through the site.

Low Income Single Adult Housing (LISAH)

Dave Otte, a Partner at Holst Architects in Portland, is developing LISAH (Low Income Single Adult Housing), a new concept to provide dignified permanent supportive housing at a lower cost. The 42-unit dwelling on N Hunt Street in the Kenton neighborhood will consist of four buildings with surface parking and landscaping. Residents will live in single occupant rooms and utilize shared spaces—each dwelling unit will include space for six people with one kitchen and two bathrooms. In this style, “people can support each other and live more efficiently in a community,” Otte says.

The LISAH project is subject to a Type II Design Review, meaning that city staff have full discretion over the decisions made (unless the project is appealed to the Design Commission). Holst Architects decided to submit the proposal for a Design Advice Request (DAR) to get early feedback on proposed design concepts. The City waived DAR fees for this 100% affordable housing project. Otte says this early assistance was essential to the success of the project, allowing the team to test design ideas early in the process.

The Commission provided feedback on building placement, landscaping, materials, and use of the space in relation to its unique context – a transition area between an established single-family neighborhood, a mixed-use main street and a heavy industrial corridor. Otte says they had a lot of opportunity to experiment with the design, given the oddly shaped lot and physical constraints.

“The surprising thing was that we got suggestions to push boundaries to ask for other modifications that we weren’t anticipating but would benefit the project,” Otte says. “The Design Commission challenged some of the prescriptive parts of the zoning code.”

Otte says the Commission’s collaborative work with BDS staff has made the process more efficient and positive. “It’s very fulfilling when you’re able to pick up the phone and have a productive conversation with a planner and not get bogged down with process and policy when you’re both on the same page of trying to solve the problem,” Otte says.

The development will be maintained by Transition Projects, which operates emergency shelters and short term residential programs in Portland.



Goose Hollow Mixed-Use

Kurt Schultz has experience with design review processes in other jurisdictions, and he says that the collaborative nature of the Bureau of Development Services' process is the best he has gone through.

Kurt Schultz of SERA Architects is leading the design of a 170,000-square foot 8-story mixed use building at 1715 SW Salmon Street. The property, wedged between Lincoln High School and the Timbers home stadium Providence Park, will feature 178 market rate apartments, ground floor retail, and a 4-stacker mechanical parking system with 80 parking spaces. The housing units are a mix of 2 bed, 1 bed, 1 bed loft, and studio units and meet the inclusionary housing requirements.

Kurt says the success of their project preparation has come down to one element: collaboration. "When you're doing design review at BDS... you can work with the City of Portland staff and the design commission simultaneously. I've found that brainstorming with all three parties to come up with a solution is really smart."

Kurt has experience with design review processes in other jurisdictions, and he says that the collaborative nature of the Bureau of Development Services' process is the best he has gone through.

"When working in other jurisdictions, it can take 7 months from the time we start to work with staff, get to the submittal process, get a staff report to getting a first design review hearing," Kurt says.

Feedback from the design commission, Kurt says, is essential to the success of a project in the long run. "Some cities don't offer Design Advice Requests," Kurt says. "So, for months you could be flying blind about what the commission will think of a project. It's a total surprise going into it, and you've invested a lot of time and the client has invested a lot of money...you want to be sure you know where you stand."

In his experience, Kurt has learned from BDS staff about what to expect and how to prepare for a Design Commission hearing. "The staff at the City of Portland are really smart," Kurt says. "The planners have good advice. That helps the project go faster."

Lincoln High School Modernization

On a constrained super block of nearly 300,000 square feet in downtown Portland lies Lincoln High School, a Portland Public High School originally built in 1952. With 1700 students working and learning in an overcrowded building, Lincoln was slated for a full rebuild as a part of the education bond passed in 2017.

Bora Architects was chosen to redesign the site, and lead architect Becca Cavell had many stakeholders to please. Family Educational Rights and Privacy Act (FERPA) laws provide strict guidelines to ensure privacy for students, meaning they'd need to pay special consideration to windows and visibility from the active pedestrian areas. Lincoln is unique in being a public school located in the downtown design overlay zone, so the plans were slated to go through design review with the Design Commission. In addition, the City's 2035 Comprehensive Plan requires projects to meet goals for sustainable city development. The Bureau of Transportation would have input on pedestrian accessibility from north to south, as the 11-acre lot is highly-used by members of the community. And being a school, there were 1,700 students and their families to appeal to in the proposal.

Addressing the complex needs of every stakeholder involved proved to be an interesting task for the design team at Bora. As a veteran architect, Becca was eager to get the conversation started early. "Given that the site drove so much of the design, we wanted to bring the Commission along during the process so they understood the complexity of the project," Cavell says.

Bora submitted a Design Advice Request (DAR) that Cavell says resulted in a "robust, positive, on-point and informed conversation about design," aided by City staff.

The Lincoln High School Replacement project was up for a Type III Design Review hearing in front of Design Commission on August 1, 2018. During both the DAR public meetings and land use public hearing, Cavell says she noticed improvements in the Design Commission's



governance structure. "Design Commission Chair Julie Livingston is a treasure," Cavell says. "Her profound leadership has improved the level of engagement, encouraged appropriate commentary and interpretation of the guidelines by commission members."

To show support from the community, Portland Public Schools Teacher Jason Trombley provided testimony backing specific elements of the proposed redesign. Having served as the Chair of the Design Advisory Group at Lincoln, Trombley was knowledgeable about significant elements of the project.

In advance of the meeting, Trombley utilized the Bureau of Development Services website, specifically referencing the "Guide for Presenting Testimony" and design guidelines. Using both of those resources, Mr. Trombley developed public testimony to sing his praises for the plan in relation to the design guidelines from the educator's perspective.

Cavell says that having Mr. Trombley's input was priceless. "This is a school," Cavell says, "So we want to encourage the public to be a part of the conversation. Mr. Trombley was able to successfully share the context of the plan in relation to the approval criteria." The Design Commission Chair acknowledged Mr. Trombley's helpful testimony and stated "Great job referencing the approval criteria."

Combining public feedback, Mr. Trombley's feedback was rewarding for the design team. "After more than 100 public meetings on this project, it feels great to see people excited about the plan," Cavell says.

"The final outcome was fabulous," Cavell says. "We got accolades from the Commission and some very positive feedback."

DESIGN REVIEW SUCCESSES “

**MATT MERING**

Graves Hospitality

“The process here is as smooth as we’ve seen. It was constructive and transparent. We knew along the way where the steps were.”

**ALAN JONES**

Jones Architecture

“The design review process in Portland makes buildings better.”

**DAVE OTTE**

Holst Architecture

“It’s very fulfilling when you’re able to pick up the phone and have a productive conversation with a planner and not get bogged down with process and policy when you’re both on the same page of trying to solve the problem.”

**KURT SCHULTZ**

SERA Architecture

“When you’re doing design review at BDS... you can work with the City of Portland staff and the design commission simultaneously. I’ve found that brainstorming with all three parties to come up with a solution is really smart.”

**BECCA CAVELL**

BORA Architects

“Design Commission Chair Julie Livingston’s profound leadership has improved the level of engagement, encouraged appropriate commentary and interpretation of the guidelines by commission members.”

DESIGN COMMISSION

KEY DOZA ASSESSMENT RECOMMENDATIONS:

A.2. Improve the review processes with a charter, better management of meetings and training for both the Design Commission and staff

A.3. Align the City's review process with the design process

A.4. Better communicate the role of urban design and the d-overlay tool

OVERVIEW

A significant portion of the process improvements are aimed at increasing efficiency within the hearings room, as Commission members are volunteers who devote their personal time to the Design Review program. Meeting management has been a focus for staff and Commission, with both time per hearing and hearings per case decreasing over the last several years. The Design Commission Chair has taken on a renewed responsibility to manage the conduct of Commission members, keep to the agenda, and guide the flow of deliberations to provide the applicant with clear direction.

BDS ADMINISTRATIVE IMPROVEMENTS

01. Creation and adoption of Design Commission Bylaws	Complete
02. Senior Planner/Supervisor at the staff table during all hearings/public meetings	Ongoing
03. Facilitation training for Commission Chair and staff	Ongoing
04. Regular leadership meetings with Commission Chair and Vice Chair	Ongoing
05. Improved training packets for new Commissioners	Complete
06. Improved technology in the hearings room	Complete
07. Quarterly retreats with Design Commission reinstated	Ongoing
08. Hearing visuals, guideline matrices, and procedure cards	Complete
09. Regular refreshers on public meeting laws and legal obligations	Ongoing
10. Tailored Equity Training related to Commission roles & responsibilities	Ongoing
11. Chair responsibilities binder	Complete

IMPLEMENTATION

The responsibilities and duties of the Design Commission are included in Title 33, Portland Zoning Code. Their authority is outlined in multiple chapters related to land use reviews, procedure types, and public committee requirements. One of the first steps taken in implementation of the DOZA recommendations was the creation of the Design Commission Bylaws, vetted and formally adopted by the Commission on November 30, 2017. This exercise created a single document that clearly states the responsibilities and authority of the body as a foundation for their work. This document is now included in the training material provided to new Commissioners in a newly developed reference binder. This training information will be implemented and updated as new Commissioners are oriented to the process. As a single, complete source of reference information, the training binder is also intended to assist current Commissioners in their continued success.

Productivity and efficiency of hearings was also a focus prior to the DOZA Assessment. Senior staff are now seated at the staff table for all hearings to ensure consistency and provide high level support for complex or sensitive cases. Regular meetings between senior staff and Commission leadership are held prior to hearing days. This coordination is extended to all staff during quarterly retreats, where Commissioners and staff debrief recent cases and confirm consistency moving forward.

Recent renovation of the hearings room included technology improvements that streamline transitions between portions of the hearing. The guidelines matrices, hearing visual aids, and procedure cards outlined in the applicants portion above, have similarly helped keep deliberations focused to the benefit of the Design Commission. A series of information boards were created to provide additional information to Commission meeting attendees. A copy of these boards is included in a packet of information provided to the Chair of each meeting. The Design Commission elects a Chair and Vice Chair at the beginning of each calendar year, however, other members of the Commission are called upon to facilitate meetings in their absence. The comprehensive packet of information helps to keep the Commission on track and operating efficiently regardless of absences or temporary leadership changes.

A new presentation order also streamlines the Design Commission discussion. Staff present limited information regarding the Zoning Code requirements and approval criteria, allowing applicants to take full responsibility for presenting their concept. The staff presentation outlining an assessment of the approval criteria and a recommendation on Type III cases follows the format of similarly revised memos to the Commission. The consistency in formatting and clearly defined presentation roles have been beneficial in reducing meeting times and created a strong foundation for Commission discussion and deliberation.

01 // EXAMPLE CHALLENGES

- Limited training for new Commissioners
- Outdated technology in the hearings room
- Inconsistent direction
- Inefficient deliberations

02 // SOLUTIONS

- Adopted Bylaws & yearly standardized training for all
- Remodeled room with improved technology
- Senior Staff seated at table during all hearings
- Deliberation and Voting guides and design guideline matrices at all seats

DESIGN REVIEW STAFF

KEY DOZA ASSESSMENT RECOMMENDATIONS:

A.2. Improve the review processes with a charter, better management of meetings and training for both the Design Commission and staff

A.3. Align the City's review process with the design process

A.4. Better communicate the role of urban design and the d-overlay tool

A.5. Improve the public involvement system

OVERVIEW

Design Review staff play an integral role in the review process. The DOZA Assessment focused largely on the role of staff in Type III design review cases, but the same group of planners has reviewed over 100 Type II cases in each year since 2012. Individual caseloads fluctuate with the development cycle and high development rates translate to increased work for staff.

The framework of required process timelines and internal customer service standards leaves little room for inefficiency. Design Review staff have significantly benefited from measures to improve consistency and productivity in their work. Close coordination with the Design Commission and senior staff, increased focus on training, and new communication and presentation tools have helped to maximize time spent.

BDS ADMINISTRATIVE IMPROVEMENTS

01. Senior Planner/Supervisor added to the staff table at all hearings	Ongoing
02. Facilitation, professional development, and equity trainings	Ongoing
03. Regular professional development tours in Portland and elsewhere	Ongoing
04. Improved technology tools	Started
05. Quarterly retreats with Design Commission reinstated	Ongoing
06. Design Guidelines matrices for DAR's and LU's	Complete
07. Improved Early Assistance staff response template	Complete
08. Presentation improvements and refined presentation order	Complete
09. Staff clarifies roles & responsibilities of all participants with new preamble	Complete
10. Tailored Equity Training related to roles & responsibilities	Ongoing

IMPLEMENTATION

The Design Review team grew in response to increased development activity. Additional staff hired in 2016 and 2017 resulted in more manageable individual caseloads and an opportunity to improve a number of internal systems. An improved Early Assistance (EA) staff response template was created and thoroughly vetted by staff as a way to ensure consistent, clear, and thorough information is communicated to applicants early in the process. The new templates provide a framework for staff, limiting time spent repeating standard feedback, and maximizing the time allotted to analyzing the project site and response to approval criteria. The Design Guideline matrices are also attached to the EA staff responses to further identify areas for consideration as a project develops.

Design Review staff work closely with applicants during the Type III process before making a recommendation to the Design Commission. The relationship between staff and the decision-making body has been strengthened by regular leadership meetings and structured quarterly retreats. The retreats provide an opportunity for discussion of thematic issues outside the context of individual review. Staff typically debrief past cases and work toward Commission consensus on common challenging scenarios.

Within the hearings room, improved technology tools and consistent senior staff presence have helped to facilitate more efficient hearings. Distractions caused by technology issues have been minimized. Senior staff support has additionally reduced wasted time when complicated questions or concerns arise from applicants and Commissioners.

Design Review staff review cases throughout the city. In addition to retreats with the Commission, Design Review staff organize regular professional development tours throughout Portland to further understand the changing city. The design overlay applies in areas beyond the Central City, where the majority of Type III Design Reviews occur. While planning documents create a strong foundation for understanding the context of many projects, there is no substitute for in-person evaluation. Tour sites may be identified for study based on the pace of change, volume of recent projects, or the applicability of common challenges. Recent coordination with Bureau of Planning & Sustainability District Liaisons has further increased this understanding. Their input on long range planning initiatives are helpful in evaluating the context around development proposals, particularly in areas of significant change. Discussion focuses on the built result and provides an opportunity to evaluate past decisions.

The cumulative impact of new tools for the Design Commission and applicants - including information boards, handouts, training documents, and revised templates - have also had a positive impact on the work of Design Review staff.

01 // EXAMPLE CHALLENGES

- Varying levels of exposure to Portland's unique neighborhoods
- Limited coordination with Commissioners
- Unnecessary time spent on standard deliverables
- Limited technology tools

02 // SOLUTIONS

- Team tours and District Liaison coordination
- Quarterly retreats with full Commission and regular leadership meetings
- Improved templates for standard deliverables
- Design software installed at all staff workstations

MEMBERS OF THE PUBLIC

KEY DOZA ASSESSMENT RECOMMENDATIONS:

A.4. Better communicate the role of urban design and the d-overlay tool

A.5. Improve the public involvement system

OVERVIEW

Successful developments can have a positive impact on the quality of life for the communities in which they are built. In this way, Design Review has a long history of building community in the process of city building, but its continued success requires input from neighbors and neighborhoods. There is a need for both public access and an understanding of the most effective times and methods for engagement. Processes, timelines, and decision-makers vary within the Design Review program, often causing confusion among those who do not regularly engage with the process, diluting their role, and at times undermining their purpose.

Clear and accessible information is key to garnering effective public input during the Design Review process. Neighborhood Associations are built into the review process, but the methods of engaging other stakeholders are significantly less robust. For this reason, the process improvements that directly impact the public are primarily meant to increase the quality and accessibility of information.

BDS ADMINISTRATIVE IMPROVEMENTS

01. Included renters in all mailed land use notices	Ongoing
02. Added estimated start times to the Design Commission Agenda	Ongoing
03. Created a Design Commission Twitter account	Complete
04. Simplified the staff generated portion of the Posting Notice for large projects	Complete
05. Improved Design Commission Agenda	Ongoing
06. Improved public information available in the hearings room	Complete
07. Coordination with BPS District Liaisons	Ongoing

IMPLEMENTATION

Many of the administrative efforts are intended to help members of the public engage in more meaningful and productive ways. Prior to June 2017, only homeowners were included in code required public notices. Given the composition of many Portland neighborhoods, exclusion of the renter population meant a significant portion of potentially interested individuals were unaware of major changes slated to occur in their community. Renters now receive all land use notices as part of standard BDS mailings and are invited to submit written comments to the staff planner or testify at public hearings.

A physical site posting is required for all Type III projects and voluntary Design Advice Requests (DAR). The format of required information contained on the posting board has been updated to be more user friendly. Postings now highlight the type of procedure, staff planner contact information, and information on the time and place of the associated meeting.

The Design Commission meets on Thursday afternoons, starting at 1:30PM. For some participants, attending a hearing during the day could be inconvenient, creating a need to maximize their time spent in the hearings room. Anticipated start times are now listed for each item on the agenda, based on the estimated hearing time for each project. The time allotted to each case on a Design Commission agenda is based on the complexity of the project, the number of outstanding issues identified by staff, and experience of staff and Commissioners with similar projects. This gives members of the public a realistic expectation for the time a hearing will start and the amount of time they can expect to spend in the hearings room. Design Review staff have worked hard to set standard times for DAR's and Type III's.

New information boards are posted inside the Commission meeting room. A "Welcome" board at the entrance provides basic information about signing in and testifying at a hearing. Revised agendas, testimony sign-in sheets, process overview boards, and typical meeting orders are posted next to the drawing sets and approval criteria for each item being discussed that day. More intuitive URL's have been created for the Design Commission homepage, posted agenda, and Guide to Presenting Testimony, in order to facilitate public access to information.

01 // EXAMPLE CHALLENGES

- Inaccessible information on City process
- Inconvenient meeting time and location
- Multiple sets of approval criteria
- Limited noticing & confusing formats

02 // SOLUTIONS

- Information boards placed in the hearings room
- Real start times & URLs added to improved agendas
- Intuitive URLs to access Guidelines online
- Updated posting notices to highlight key information

RECENT PROJECTS

1010 NE GRAND

LRS & LEVER Architecture

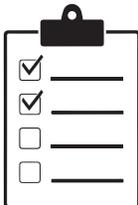
- A7. Establish and maintain a sense of urban enclosure (public realm)
- C2. Promote permanence and quality in design (quality)
- C4. Compliment the context of existing buildings (context)
- C7. Design corners than build active intersections (public realm)



ELKS CHILDREN'S EYE CLINIC

NBBJ

- 1. Enhance views of Marquam Hill (context)
- 3. Maintain and enhance existing views from Marquam Hill (context)
- 4. Develop successful formal open areas (public realm)
- 5. Strengthen the pedestrian network (public realm)



DESIGN GUIDELINES

Design Guidelines are the approval criteria used in Design Review. Guidelines generally address one or more of the three design tenets: context, public realm, and quality. All Design Guidelines are available at: portlandoregon.gov/designguidelines



SW PARK & COLUMBIA HOUSING

GBD ARCHITECTS

- A8. Contribute to a vibrant streetscape (public realm)
- B5. Make plazas, parks, and open spaces successful (public realm)
- C2. Promote permanence and quality in design (quality)
- C5. Design for coherency (quality)



PROVIDENCE PARK EXPANSION

ALLIED WORKS ARCHITECTURE

- A2. Emphasize Portland themes (context)
- B2. Protect the pedestrian (public realm)
- C3. Respect architectural integrity (context)
- C10. Integrate encroachments (public realm)



CHERRY BLOSSOM TOWNHOMES

ANKROM MOISAN ARCHITECTS

- A1. Strengthen relationships between buildings and the street (public realm)
- A2. Enhance visual and physical connections (public realm)
- C4. Develop complementary parking areas (context)
- C5. Transition to adjacent neighborhoods (context)

TOOLS

In an effort to encourage robust and informed engagement, information related to Design Commission Meetings has been updated with a unified visual language. These changes primarily impact public information and understanding, with significant value to applicants.



COMMISSION BYLAWS

Formally adopted Commission Bylaws outline the duties and responsibilities of the volunteer body. This document provides guidance to the Commission and helps to communicate their role to members of the public.



OVERVIEW & PROCEDURE BOARDS

Information boards were created for Type III Reviews, Design Advice Requests, & Type II Appeals. They outline the meeting order, with time allotted to each participant and serve the dual purpose of public information and Commission guidance.



WELCOME BOARD

Placed at the entrance to the hearings room during all Commission meetings, this new board is intended to help guide members of the public, whether a seasoned Neighborhood Association representative or a neighbor engaging the process for the first time.



TESTIMONY SHEETS

Members of the public are invited to testify or comment at all Commission meetings. Those that participate are added to the mailing list to receive future reports on the proposal. These sheets have been revised to be more approachable and intuitive.

IMPROVED AGENDA

The new agenda features a cleaner look, intuitive URL's, and a color coded bar to indicate procedure type for all proposals. Important information is prominently displayed with staff and applicant contact information listed for each.

CHAIR BINDERS

This packet of information, provided to the Commissioners chairing each meeting, helps to keep the Commission on track and operating efficiently. Each member also has a procedure & voting card, and a terminology reference sheet, available at their seat.

SUBMITTAL REQUIREMENTS

Phased submittal requirements are key to encouraging alignment with the private sector. New handouts clearly communicate the level of detail appropriate for the Design Advice Request and Type III review to streamline applications.

PRESENTATION ORDER

The new meeting order eliminates redundancy between the staff and applicant presentations. Staff provide information related to their memo or recommendation and Zoning Code requirements. This change helps to decrease meeting time and facilitates a more predictable schedule.

ADMINISTRATIVE TOOLS

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@PortlandDCChair	

* EXCERPT ONLY



City of Portland, Oregon Design Commission Bylaws

Language in italics is from Portland City Title 33, Planning and Zoning. In instances of conflict, current zoning code language supersedes the Bylaws.

Part I Authority, Powers, and Duties

A. Authority

The commissions, committees, boards and officers established in this chapter are empowered to perform all duties assigned to them by State law or this Title on behalf of the City Council. (33.710.020). The Design Commission is authorized under Section 33.710.050.

B. Purpose

The Design Commission provides leadership and expertise on urban design and architecture and on maintaining and enhancing Portland's historical and architectural heritage. (33.710.050.A)

C. Powers and Duties (33.710.050.D)

The Design Commission has all of the powers and duties which are assigned to it by this Title or by City Council. The Commission powers and duties include:

1. *Recommending the establishment, amendment, or removal of a design district to the Planning and Sustainability Commission and City Council;*
2. *Developing design guidelines for adoption by City Council for all design districts except Historic Districts and Conservation Districts;*
3. *Reviewing major developments within design districts, except those projects involving or located within the following:*
 - a. *Historic Districts;*
 - b. *Conservation Districts;*
 - c. *Historic Landmarks; and*
 - d. *Conservation Landmarks.*
4. *Reviewing other land use requests assigned to the Design Commission; and*
5. *Providing advice on design matters to the Hearings Officer, Planning and Sustainability Commission, Historic Landmarks Commission, Portland Development Commission, and City Council.*

Land Use Reviews

The following land use reviews, when subject to a Type III procedure or when they are appeals of a Type II procedure, are assigned to the Design Commission:

1. *Design review [except Historic Resource review assigned to the Historic Landmarks Commission];*
2. *Adjustments in a Design zone, except historic districts and historic landmarks;*
3. *Adjustments associated with a design review required by City Council outside of a Design zone;*
4. *Reviews in the Central City plan district for height and FAR bonuses and transfers; and*
5. *South Waterfront Greenway Reviews in the South Waterfront subdistrict of the Central City plan district. (33.720.020.C)*



City of Portland Design Commission

Design Review Overview

Just so we're clear

Here's what you can expect:



What we do

The Design Commission is a volunteer board that provides leadership and expertise on urban design and architecture. The Commission reviews and makes decisions on large projects, and appeals of staff reviews, on sites within the Design Overlay Zone.



Our criteria

Design Guidelines are the approval criteria used in Design Review. All projects must respond to this set of criteria in order to be approved. Copies of the Design Guidelines are available in the hearings room and can be found online at: portlandoregon.gov/designguidelines



Your participation

Testifying at a public hearing is a great way to engage in your community. The Design Commission relies on community member to bring their perspective on neighborhood issues. You can find more information on projects at: www.portlandoregon.gov/designcommission



Outside our scope

The Design Commission only has the authority to influence elements of a project that relate to the approval criteria. For example, guidelines do not address private views. There are other resources for questions and feedback on issues that the Design Commission cannot address (see below).

Resources for related concerns:

Office of Community & Civic Life
503-823-4519
portlandoregon.gov/civic

- Neighborhood Association Information
- Crime Prevention
- Noise Control Program
- Neighborhood Mediation

Bureau of Planning and Sustainability (BPS)
503-823-7700
portlandoregon.gov/bps

- Off-street Parking Requirements
- Upcoming Legislative Projects on Zoning

Bureau of Transportation (PBOT)
503-823-5185
portlandoregon.gov/transportation

- On Street Parking
- Construction Impacts on Streets & Sidewalks



City of Portland Design Commission

Design Advice Request Overview Why we're here

Here's what you can expect:



What we do

Design Advice Requests (DAR) are a form of early assistance and are intended to provide feedback on early design concepts prior to Design Review. This feedback is advisory and preliminary in nature. This meeting is not a land use review. Decisions are not made in the DAR process.



Our criteria

Design Guidelines are used to guide the conversation during the DAR because they are the approval criteria used in Design Review. All feedback should relate to the concept's response to the context, public realm, or quality and permanence. Guidelines generally address one or more of these design tenets. Copies of the Design Guidelines are available in the hearings room and can be found online at: portlandoregon.gov/designguidelines



Your participation

The Design Commission relies on Portlanders to bring their perspective on their community. Portland has a strong design legacy that continues through this process. Your early input on significant projects helps to make sure we get this right. Your continued participation through the Land Use Review is necessary for your comments to be part of the record. You can find more information on projects at: www.portlandoregon.gov/designcommission



Outside our scope

The Design Commission only has the authority to influence elements of a project that relate to the approval criteria. For example, guidelines do not address private views. There are other resources for questions and feedback on issues that the Design Commission cannot address (see below).

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- On Street Parking
- Construction Impacts on Streets & Sidewalks



City of Portland Design Commission

Agenda

Location

[1900 SW 4th Avenue](#)

Room 2500B (2nd Floor)

Portland, OR 97201

Keep in Mind

- The agenda is subject to change. Cases may be rescheduled. Times are estimates only and item times may change.
- Projects are reviewed in the order listed with a 10 minute break between agenda items.
- [Hearing cancellations follow Portland Public School Inclement Weather Closure Policy.](#)
- Regularly scheduled meetings of the Design Commission are the 1st and 3rd Thursday of each month. Additional meetings are scheduled as necessary and are noted as a “special date” on the agenda.
- All continuances and reschedules are requested by the applicant, unless otherwise noted.

Resources

- Project information (Reports, Presentations, Drawings, Audio) is available for each project at the links provided below. Project information is generally available within one week of the meeting date: www.efiles.portlandoregon.gov
- *A Guide for Presenting Testimony* is available at www.portlandoregon.gov/bds/dctestimony
- Design Guidelines are available online at www.portlandoregon.gov/designguidelines

January 17, 2019 at 1:30 PM - CANCELLED

CANCELLED

January 24, 2019 at 1:30 PM

1 Items of Interest

(1:30 – 1:35)

2 Type III Land Use Review

(1:35-3:35)

Canopy Hotel Cladding | LU 18-266225 DZ

<https://efiles.portlandoregon.gov/record/12503380>

CITY CONTACT: Emily Hays, BDS, 503-823-5676

APPLICANT: Julie Bronder

SITE: 425-431 NW 9th Avenue

Type III Design Review to retain the existing box-rib metal panel cladding on the west facade of The Canopy Hotel in the Central City Plan District, Pearl Subdistrict, approved under LU 15-209365 DZM AD.



February 7, 2019 at 1:30 PM

1
(1:30 – 1:35) **Items of Interest**

2
(1:35 – 2:35)

Design Advice Request

Lincoln School Replacement | EA 18-181153 DA

<https://efiles.portlandoregon.gov/record/12008575>

(RSCHD FROM 12/13/18; CNTD FROM 10/4/18; RSCHD FROM 9/20/18; CNTD FROM 7/26/18)

CITY CONTACT: Puja Bhutani, BDS, 503-823-7226

APPLICANT: Becca Cavell, BORA Architects

SITE: 1600 SW Salmon St

DAR for Lincoln High School replacement building, 8-story, 138 feet high providing 281,000 GSF of educational and support space. The new athletic track and field is located in the east section of the site, along SW 14th Avenue. The primary entrance is from an entrance plaza at SW Salmon Street and 17th Avenue. Bus drop off occurs on SW Salmon Street, and loading, service and fire access is from SW 17th Avenue on south side of the building. Building materials include brick, metal panels, fiberglass windows and green roof. Potential Modifications include for ground floor active use, bicycle parking, required building line, and transit street main entrance requirements.

3
(2:45-3:45)

Design Advice Request

Holden Of Pearl, Senior Living Community | EA 18-261137 DA

<https://efiles.portlandoregon.gov/record/12452147>

(CONTINUED FROM 12/13/18)

CITY CONTACT: Puja Bhutani, BDS, 503-823-7226

APPLICANT: Evan Lawler, Alliance Realty Partners, LLC

SITE: 13TH & NW QUIMBY ST

Design Advice Request for a new, 16 story building located on a full block site (Block 246) at the northeast corner of NW Quimby Street and NW 13th Avenue. The proposed use is a senior living facility with 241 residential and group living units with 149 parking stalls. Memory care units are located at Level 1. Assisted living and residential amenities are located at levels 1-4 with Independent living units located in the tower from Levels 5-16. Ground level commercial proposed along NW 13th Ave. The residential lobby located at the ground level at the northeast corner of the site. Parking and loading access off NW Quimby Street with residential drop off from the private drive at NW Raleigh. The proposal includes rooftop terraces at levels 2, 3, and 5. Modifications to loading and bicycle parking spacing are requested.



Agenda

We respect your time



Type III Land Use Review Hearing

10 min	Staff Presentation	
20 min	Applicant Presentation	Questions for Applicant
5 min	Staff Recommendation	Questions for Staff
2 min each	Public Testimony (please sign in to provide oral testimony)	Questions for Testifiers
5 min	Applicant Response to Public Testimony	
up to 60 min	Commission Deliberation	
5 min	Vote or Continue Hearing	

Estimated Total
Time: 120 min



Design Commission
Historic Landmarks Commission

Agenda

We respect your time



Design Advice Request Meeting



Staff
Introduction

Applicant
Presentation

Staff Discussion Topics

Public Comments
(please sign in to comment)

Commission & Applicant
Discussion

Estimated Total
Time: 90 min

Early Assistance (EA) & Pre- Application Conference (PC) Template

[last updated 3/20/17]

1. Generate summary document in TRACS:

LUR-EA Appt Planner Response

- Paste after “Limitation” and before “When you are ready to submit an application...”
- Note – delete Neighborhood Notification at end of template since not a part of EA info in TRACS.

LUR-EA-Pre-Application Planner Response

- Paste after 1st intro paragraph
- Note: you need to copy the Neighborhood Notification information that is populated from TRACS info fields into your template. It is clunky, but necessary.

2. As you edit template (all yellow highlights) be sure to read “Note to Planner” and delete afterward.
3. Save/upload final template into TRACS, “send” document, and update Planner Response process line under Process Tab to “Complete”

A. KEY ISSUES AND REQUIREMENTS

The following issues and requirements have been summarized for the applicant to pay special attention to as they may impact the proposed project.

1. Design / Historic Resource Review Process

- a. Procedure Type.** The project will be subject to a Type **X Design / Historic Resource** Review based on the thresholds per table **825-1 / 846-1 / 846-2 / 846-3, 846-4** of Section **33.825.025 / 33.846.060**. Submittal requirements can be found in Section **X** below.
- b. Approval Criteria.** The applicable approval criteria are **X** and can be found at portlandoregon.gov/designguidelines. Other approval criteria may apply if *Modifications* (Section **33.825.040 / 33.846.070**) or *Adjustments* (Section **33.805.040**) to development standards are requested.
- c. Additional Reviews.** *Modification* review may be requested as part of land use review for site-related standards (such as setbacks, size of loading spaces) that are not met. *Adjustment* review may be requested as part of the design review for use-related development standards (such as floor area ratios, number of loading spaces, number of parking) that are not met.

Note to Planner - Confirm if other reviews required, like Greenway, Conditional Use, Central City Parking Review, etc., and if so provide process, fees and approval criteria accordingly.



CITY OF PORTLAND DESIGN COMMISSION

page
35

EXCERPT

MEETING MATERIAL



Chair Binder





CITY OF PORTLAND DESIGN COMMISSION

EXCERPT

TRAINING BINDER



EXCERPT



CITY OF PORTLAND, OREGON - BUREAU OF DEVELOPMENT SERVICES
 1900 SW Fourth Avenue, Portland, Oregon 97201, www.portlandoregon.gov/bds



CENTRAL CITY FDG (2003)		PROJECT NAME: <i>add here</i>		CASE NUMBER	
DATE		PROJECT ARCHITECT: <i>add here</i>		PROJECT VALUE \$	
CONTEXT	STAFF		COMMISSION		
	+ / -	Comments	+ / -	Comments	
A1: Integrate the River					
A2: Emphasize Portland Themes					
A3: Respect the Portland Block Structures					
A5: Enhance, Embellish & Identify Areas					
A6: Re-use, Rehabilitate, Restore Buildings					
A9: Strengthen Gateways					
C1: Enhance View Opportunities					
C4: Complement the Context of Existing Buildings					
D1: Park Blocks					

PORTLAND DESIGN COMMISSION

VOTING PROCEDURE

MOTION

A COMMISSIONER
MAKES A MOTION
FOR AN ACTION

SECOND

ANOTHER
COMMISSIONER
SECONDS THE
MOTION

- COMMISSIONERS HAVE THE OPPORTUNITY TO DISCUSS THE MOTION
- CHAIR RE-STATES THE MOTION, INCLUDING ANY CLARIFICATIONS
- CHAIR REQUESTS ROLL

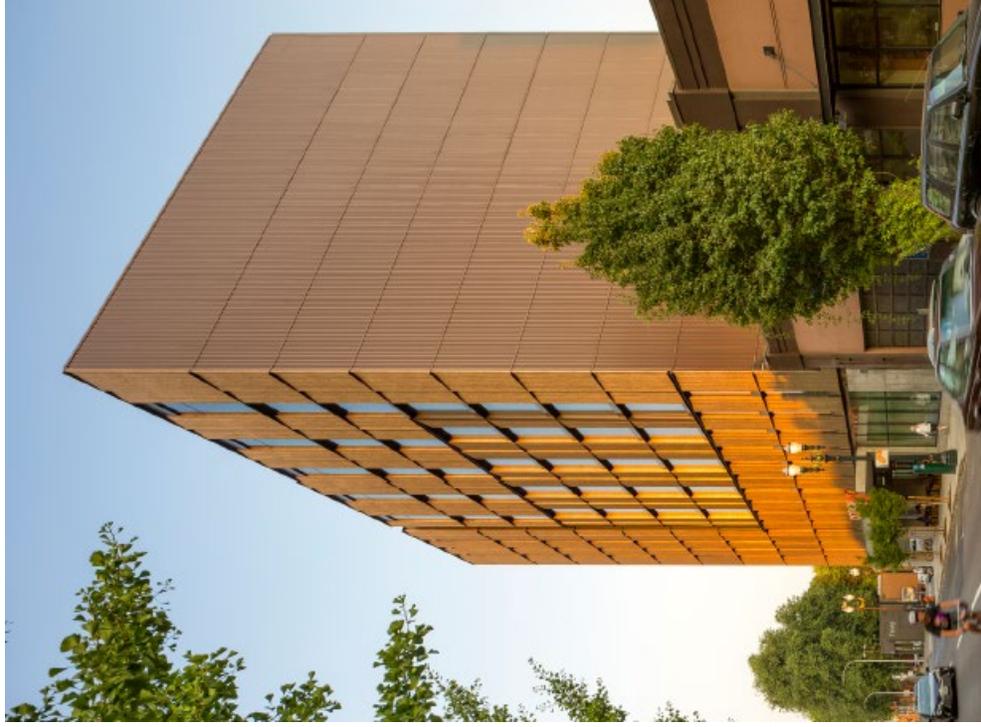
VOTE

COMMISSION
MEMBERS
PRESENT VOTE
AND STATE
REASONS FOR
THEIR VOTE

RESULT

CHAIR
ANNOUNCES THE
RESULT OF THE
VOTE, INCLUDING
THE VOTE COUNT

Type III Land Use Review



CANOPY HOTEL CLADDING

WHEN	THURSDAY, JANUARY 24, 2019 @ 1:30 PM <i>(hearing start time –see Design Commission agenda for estimated project start time)</i>		
WHERE	1900 SW 4TH Avenue, Room 2500 B, Portland, OR		
REVIEW BY	DESIGN COMMISSION	CASE FILE	LU 18-266225 DZ (EA 18-2566660 PC)
LAND USE REVIEW TYPE	DESIGN REVIEW		
PROPOSAL	Design Review hearing to remove a condition of approval and retain the existing box-rib metal panel cladding on the west facade of The Canopy Hotel in the Central City Plan District, Pearl Subdistrict, approved under LU 15-209365 DZM AD. A Type III review is required to alter conditions of approval set by the Design Commission during a previous land use approval.		
PROJECT INFO	www.portlandoregon.gov/bds/dcagenda		
SITE LOCATION	425-431 NW 9th Avenue		
ZONING	EXd – Central Employment with Design Overlay Central City Plan District / Pearl Subdistrict		

Questions?

BDS Contact

Emily Hays, Planner / 503-823-5676 / Emily.Hays@portlandoregon.gov

Bureau of Development Services, 1900 SW 4th Ave, Suite 5000, Portland, OR 97201

Traducción e interpretación | Chuyển Ngữ hoặc Phiên Dịch | 翻译或传译 | Tujumida ama Fasiiraadda | 翻訳または通訳 |
 Письменный или устный перевод | Traducere sau Interpretare | 번역 및 통역 | الترجمة التحريرية أو الشفوية |
 Письмовий або усний переклад



503-823-7300



BDS@PortlandOregon.gov



www.PortlandOregon.gov/bds/translated

TTY: 503-823-6868

Relay Service: 711



Welcome

We're glad you are here

Here's how you can engage:



Sign in to comment

- Comment sheets are available as you enter. Please clearly fill in the requested information.
- Include your address to receive future documents.
- Confirm the estimated start time for your item on the agenda.



Listen to the project narrative

- The applicant will describe the project.
- Be respectful, even when you disagree.
- The applicant will demonstrate how all approval criteria have been, or will be, met.



Voice your opinion

- Speak directly into the microphone.
- State your full name and address.
- Limit your comments to 2 minutes.
- Your comments must relate to the approval criteria.



Bring new ideas

- Explain how you think:
 - the proposal meets or does not meet the criteria,
 - the criteria are being incorrectly interpreted,
 - the incorrect criteria are being applied, or
 - additional criteria should be applied.
- Coordinate with other commenters to avoid repetition and ensure your voice is heard.



Commission will consider comments

- Comments are considered in discussion.
- If a vote is called in a hearing, the Commission may:
 - approve the project
 - deny the project
 - approve the project, with conditions
- Projects may be continued to another Commission meeting date.



Stay engaged

You can find more information on Commission projects and other development throughout Portland at: www.portlandoregon.gov/bds



www.portlandoregon.gov/designcommission
www.portlandoregon.gov/historiclandmarkscommission



1900 SW 4th Avenue, Portland, OR 97201



(503) 823-7300 / bds@portlandoregon.gov



City of Portland Design Commission

Design Advice Request

Welcome

Please sign up to comment on:

Address | Project # EA XX-XXXXXX DA | Date

Name	Organization?	Address, City & Zip	Email Address	How did you hear about this meeting?



Design Commission Historic Landmarks Commission

Design Advice Request Information Sheet

Design Advice Requests (DAR) are a form of early assistance intended to provide feedback on early design concepts prior to Design or Historic Resource Review. This feedback is advisory and preliminary in nature. This meeting is not a land use review. Decisions are not made in the DAR process.

DAR Application Requirements

- Application Form** - <https://www.portlandoregon.gov/bds/index.cfm?a=136435>
- Fee** - <https://www.portlandoregon.gov/bds/article/727186>
- Drawing Sets** (see reverse) and **Digital Model**

Design Advice Topics

Staff and applicant will identify approximately 4-5 issues for the Commission to discuss. Possible topics include (but are not limited to):

- Response to Context
- Compatibility with Historic Resources
- Form / Massing
- Outdoor Spaces
- Design Coherency
- Pedestrian / Public Realm
- Placemaking
- Materiality
- Parking / Loading
- Potential Modifications / Adjustments

Public Meeting Procedure

- Applicants must bring a digital copy of the presentation (drawings & model). Presentation boards, easels & material samples are optional.
- Public meeting order and timing:

<i>Staff Introduction</i>	<i>5 minutes</i>
<i>Applicant Presentation</i>	<i>20 minutes</i>
<i>Staff Discussion Topics</i>	<i>5 minutes</i>
<i>Public Comments</i>	<i>2 minutes each</i>
<i>Commission Discussion</i>	<i>30-45 minutes</i>
- DARs are usually about 90 minutes.
- The meeting audio is recorded by staff and summary notes are sent to participants within 14 days and posted online.

Deliverables Timeline

Design Advice Request meetings are scheduled by staff following the initial submittal. Meetings are scheduled 5-7 weeks after the submittal date and may be rescheduled by staff as the Commission agenda requires. The DAR fee covers one meeting and corresponding noticing. A re-noticing fee will be charged when the DAR meeting is rescheduled at the applicant's request.

- | | |
|---|--|
| <input type="checkbox"/> Commission meeting date | Approximately 5-7 weeks from submittal |
| <input type="checkbox"/> Applicant's draft drawing set due | 21 days prior to meeting date |
| <input type="checkbox"/> Applicant must post site | 21 days prior to meeting date |
| <input type="checkbox"/> Applicant's final drawing sets due | 14 days prior to meeting date |
| <input type="checkbox"/> Mailing of summary notes by city staff | 14 days following the meeting date |

The following information may be provided as part of the DAR application. Submittals may vary based on project scope, however, applicants should be prepared to discuss the following elements of the proposal. Items in **bold** are required at time of submittal. Items in *italics* may be helpful to facilitate discussion at the DAR meeting. Work with your assigned planner before submitting final drawings to ensure that all relevant information is included.

Three (3) drawing sets are needed for the initial submittal. For final drawing sets (due 14 days prior to the meeting date):

- Ten (10) drawing sets printed at 11"x17" and 1 digital copy (PDF)
- Staple or clip at upper left corner with each page labeled in bottom right corner with case number (EA xx-xxxxxx DA) and numbered sequentially as Exhibit C.1, Exhibit C.2, etc.

Design Guidelines are used to guide the conversation during the DAR because they are the approval criteria used in Design Review and Historic Resource Review. Design Commission feedback will relate to the concept's response to the context, public realm, and quality. Guidelines generally address one or more of these three design tenets. The Historic Landmarks Commission typically organizes their feedback based on macro- and micro- level issues related to the applicable approval criteria. Design Guidelines can be found online at: portlandoregon.gov/designguidelines

1. Project Summary

- **Team Information**
- **Summary of Development Program**
- **Sheet Index**

2. Context Study

- **Zoning Summary**
- Plan Area Context
 - Proposal Set in Urban Design Concept Diagrams*
- Urban Context (3-block radius)
 - Public Amenities*
 - Open Space*
 - Historic Resource Context*
 - Multi-Modal Circulation Plan*
 - Pedestrian & Vehicle Access Points*
- Site Context (1-block radius)
 - Existing Conditions Plan*
 - Curb-Cuts*
 - Adjacent Rights-of-Way*
 - Easements*
 - Pedestrian & Vehicle Access Points*
 - Utility Plan / UVE*
 - Constraints & Opportunities*
- Existing Site & Vicinity Photos

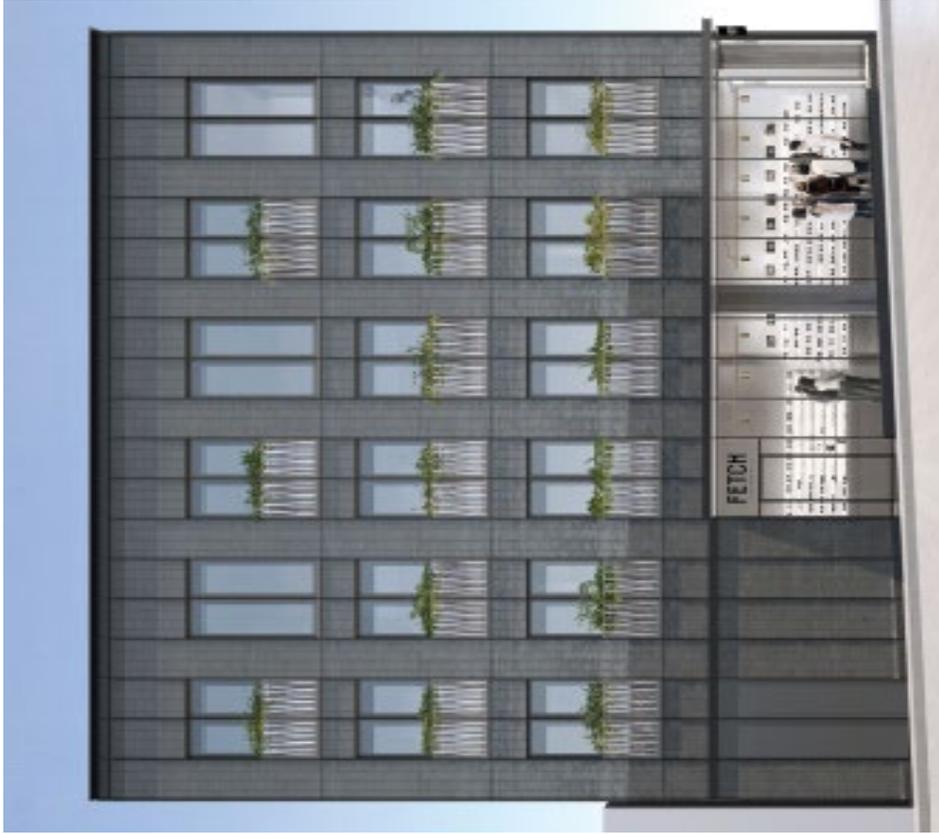
3. Concept Design

- Story of Project's Evolution
 - Options Studied*
 - Concept Diagrams*
 - Preferred Massing & Design*
- **Proposed Site Plan**
- Zoning Height Base Point
- Ground Level Plan
- Typical Upper Floor Plan
- Roof Plan
- Preliminary Open Space Concept
- Preliminary Building Elevations
- Material Concept(s)
- Perspectives Set in Context
- **Representative Image of Project**
- **Anticipated Modifications / Adjustments**

Please don't get ahead of us

DAR's are intended to align with the schematic design phase of the architectural design process. The following information and drawings should not be presented at a DAR:

- Fully developed site, floor, and roof plans
- Detailed elevations
- Fully rendered images
- Final material selections
- Cutsheets for specific building elements
- Detailed landscape plan



City of Portland

Design Commission

Type III Land Use Review

LU 18-111111 DZ

Site Address

January 1, 2018

Staff Presentation

Context

Location
Zoning
Approval Criteria
Context
Program Overview
Project History
Modifications | Adjustments | Exceptions

Applicant Presentation

Approvability Items

Context
Public Realm
Quality & Permanence
Modifications | Adjustments | Exceptions

Staff Recommendation

Conditions of Approval
Next Steps



City of Portland, Oregon
Bureau of Development Services
Land Use Services
FROM CONCEPT TO CONSTRUCTION

Chloe Eudaly, Commissioner
Rebecca Esau, Director
Phone: (503) 823-7300
Fax: (503) 823-5630
TTY: (503) 823-6868
www.portlandoregon.gov/bds

Certificate of Compliance
(Design and Historic Resource Review Approvals)

Thank you for participating in the City of Portland's Design/Historic Resource Review process. We look forward to your building's contribution to the City of Portland.

The Design/Historic Resource Review approval grants entitlements for the proposed work to be built. The expectation is that the building permit will reflect the elevations, sections, details, material samples, etc. that were stamped and signed by the land use case planner. Additionally, compliance with all Conditions of Approval is expected at the time of permit review and construction.

Land Use Services staff will review the permit drawings for compliance with the Design/Historic Resource Review decision. At the time of permit submittal, you will be required to submit this Certification of Compliance form. It is the applicant's responsibility, in the permit drawings, to demonstrate compliance with the Design/Historic Resource Review approved project. It is also the applicant's responsibility to identify for Land Use Services staff any and all revisions made to the project since Design/Historic Resource Review approval, whether the changes were made by choice, for value-engineering purposes, due to Code requirements, or for any other reason.

The Bureau of Development Services expects the project team to coordinate directly with the Design/Historic Resource Review planner once a change is being contemplated. Changes to the Design/Historic Resource Review drawings are subject to another land use review, which must be approved prior to the issuance of building permits; it is therefore critical for early engagement to have the time for the necessary coordination and process.

We (architect of record and owner) certify that the project plans submitted with the building permit application, and subsequent revisions and deferred submittals, are consistent with the Design Review or Historic Resource Review approval and meet the Conditions of Approval.

Architect Name: _____

Architect Signature: _____ Date: _____

Owner Name: _____

Owner Signature: _____ Date _____

Project Name and Address: _____

Design/Historic Review Case File Number: _____



City of Portland Design Commission

1900 SW Fourth Ave., Suite 5000
Portland, Oregon 97201
Telephone: (503) 823-7300
TDD: (503) 823-6868
FAX: (503) 823-5630
www.portlandonline.com/bds

A Guide to the City of Portland Design Review Process *Prepared by the members of the Design Commission – May 2016*

Design Commission

The Design Commission provides leadership and expertise on urban design, architecture and on maintaining and enhancing Portland's historical and architectural heritage. The Design Commission consists of seven volunteer members, appointed by the Mayor and confirmed by the City Council, who serve a four-year term. The Commission includes a representative of the Regional Arts and Culture Council, one person representing the public at-large, and five members experienced in design, engineering, financing, construction or management of buildings, land development, or related disciplines.

The Design Commission reviews all Type III major projects, as well as all appeals of Type II reviews. Projects are classified based on location in the city and valuation. Minor projects are classified as Type I-II and go through an administrative staff-level review.

This guide is intended to facilitate successful completion of Portland's Type III Design Review process. It intends to increase the level of predictability for applicants by clarifying how the Design Commission upholds the Design Guidelines. Applicants who utilize this document and collaborate with Bureau of Development Services (BDS) Planning Staff throughout the process will reduce the need for redesign, number of submittal packets, and hearings before the Commission. This document will be updated periodically to reflect the current Commission membership.

BDS Planning Staff

BDS Planning Staff fully understand the Design Guidelines and how the current Design Commission upholds and emphasizes the guidelines. The role of Staff is to help applicants move through the review process efficiently. Listen to Staff and heed its advice. Design Commission consistently agrees with guideline issues identified by Staff. Utilizing Staff suggestions can reduce the number of Design Advice Requests/ hearings.

Design Advice Request (DAR)

Design Advice Requests (DARs) are voluntary opportunities for applicants to meet with the Design Commission to hear its feedback on early schematic design. Scheduling a DAR session early in your project schedule is strongly recommended. For large and/or complicated cases, multiple DAR sessions are often appropriate. These early meetings can result in guidance and clarity from Commission about specific site and program conditions. Appropriate topics for early conversations may include:

- Massing options
- Site organization
- Ground level - active ground level uses and transparency
- Parking and loading systems
- Circulation routes
- Landscape concept
- Utilities
- Preliminary material options



City of Portland Design Commission

Terminology Just so we're clear

The terms used in the Design Advice Request and Land Use Review processes are distinctly different. Below is a guide to the language used in each.

DESIGN ADVICE REQUEST MEETING



Concept
The drawing set is not a formal submittal for land use review; changes are likely.



Comments
Public comments are not considered part of the future land use record.



Staff Memo
Design Review staff provide topics for Commission Discussion.



Discussion
The DAR creates an opportunity for informal feedback on a project.



Direction
The DAR cannot result in a formal decision, but can provide concept direction.



Next Steps
Engage in the formal land use case.

TYPE III DESIGN REVIEW HEARING

Proposal
The project has been formally submitted and is an active quasi-judicial land use case. Changes are possible.



Testimony
All testimony is considered part of the land use record.



Staff Report
Design Review staff provide a formal recommendation of approval or denial.



Deliberation
The Commission deliberation leads to a formal decision on the proposal.



Decision
The proposal is approved, approved with conditions, or denied.



Next Steps
If you disagree with the findings, the decision can be appealed to City Council.



ALWAYS Lead with Criteria

LAND USE DELIBERATION

For LU hearings, the chair will request the applicant step back **before** deliberation begins

STAFF ITEMS

- CHAIR STATES STAFF'S ITEMS FOR DISCUSSION BY TENET (CONTEXT – PUBLIC REALM – QUALITY)

COMMISSION ISSUES

- CHAIR ASKS COMMISSIONERS TO IDENTIFY APPROVAL CRITERIA MET/ NOT MET BY TENET

DELIBERATION

- CHAIR SUMMARIZES COMMISSION & STAFF CONCERNS; INITIATES DISCUSSION OF EACH BY TENET

NEXT STEPS

- CHAIR SUMMARIZES DISCUSSION & IDENTIFIES REMAINING CONCERNS
- CHAIR INVITES APPLICANT TO DISCUSS NEXT STEPS & ANSWER QUESTIONS, NO FURTHER DELIBERATIONS
- CHAIR REQUESTS STATUS OF 120-DAY TIMELINE FROM STAFF, WAIVER SIGNED AS NEEDED
- CHAIR IDENTIFIES RETURN HEARING DATE, IF APPLICABLE

Preamble: Using the Design Guidelines

Design guidelines are mandatory approval criteria that must be met as part of design review. They also intend to serve as parameters for discussion and deliberation.

During the design review process, **applicants** are responsible for explaining, in their application, how their proposed design meets each guideline.

The **public** is encouraged to weigh in on the proposed design, based on the guidelines.

Decision-makers must tie their comments and responses, and ultimately their decision, to the guidelines. Discussion and deliberation should be organized around and focused on whether the proposal meets the guideline or does not meet the guideline.

Proposals that meet all the applicable guidelines will be approved. Proposals that do not meet all of the applicable guidelines will be denied.

If the decision-maker approves the proposed design, they may add conditions to their approval, which require revisions to the design to ensure the proposal's compliance with the guidelines.

DOZA Proposed Draft Appendix B

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The DOZA Draft Report and Housing Affordability

Date February 6, 2017

To Lora Lillard, Bureau of Planning and Sustainability

From Brian Vanneman, Leland Consulting Group

CC Mark Hinshaw, Walker Macy

Per BPS' request, this memorandum has been prepared as an addendum to the Design Overlay Zoning Assessment (DOZA) Report, and addresses the impacts of the DOZA report recommendations on housing affordability in the City of Portland. Key findings of this review are:

- o Design review in the City of Portland almost certainly adds some cost to the housing development process since non-profit and private sector housing developers must invest time, effort, and funds to navigate the process, and higher design standards may require more costly building materials. Some of these costs are then passed on to renters and homebuyers.
- o The goal of the DOZA project has been to retain and improve the design review process, and many of the developers and designers we interviewed support the goals of design review in concept. In this context, the challenge is to optimize the positive benefits of design review (better-designed buildings and public places), while minimizing rather than eliminating the cost associated with design review.
- o A number of the recommendations in the DOZA report are intended to make the design review process more efficient, focused, predictable, and effective, and less time-consuming for applicants. This should help to optimize the benefits of design review, while reducing costs. Therefore, the DOZA recommendations should help to improve housing affordability in Portland.
- o Design review is just one among many factors that affect housing affordability in Portland. Other issues, such as the rate of population growth and the availability of land zoned for single- and multi-family housing, are likely to have a larger impact. In order to make meaningful improvements to housing affordability, policy makers will need to address other issues beyond design review.

People Places Prosperity

Revitalizing Downtowns
Creating Partnerships
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Shaping Financial Strategies
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Defining Housing Affordability

Housing affordability has become one of the most important public policy issues in Portland over the past several years. However, “affordable” housing can mean different things to different people. For example, an apartment that rents for \$2,000 per month may seem affordable to one family, and out of reach for another.

As used in this memorandum, the term “**housing affordability**” describes a general issue that affects households across a wide range of income levels in the City—including homeless, low-income, and even middle and upper-middle income households. Housing prices and rents have been increasingly rapidly across the City, so housing affordability has decreased. A key measure of housing affordability is whether households are “cost burdened”—spending more than 30% of their income on rent. And while lower income households are more likely to be cost burdened, higher income households can be cost burdened too.

“**Regulated affordable housing**” is a more specific term that is defined by the Portland Housing Bureau (PHB) as housing with a regulatory agreement tied to the property deed, which requires affordability (usually for specific income groups); this is sometimes referred to as “subsidized” affordable housing. Typically, this housing is targeted towards households earning 80 percent of area median income (AMI) or less.

“**Inclusionary housing**” is a new program that was adopted by City Council in December and requires developments with 20 or more units to reserve 20 percent of those units for households at 80 percent of AMI or less. Thus, a share of most new housing projects in the City going forward will be “regulated affordable housing.”

Potential Impacts of Design Review on Housing Affordability

- Housing affordability is a complex city and regional issue, and many factors can affect it. Even in the most extreme cases, design review is only one factor among many. From an economic point of view, factors affecting affordability can be summarized within two categories:
 - **Housing demand** is affected by population growth rate from births and immigration, household incomes, mortgage interest rates, location preferences, and other factors. If housing demand increases and supply remains the same, housing prices will increase and affordability will decrease.
 - **Housing supply** (the amount of housing, particularly new housing development) is affected by construction costs, debt and equity interest rates, labor costs, land availability and cost, zoning, regulatory processes (such as design review), taxes and fees, availability of funds for regulated affordable housing, and other factors. If housing demand is constant, and costs increase or supply is constrained, developers and owners will pass higher costs on to renters and homebuyers, which adversely affects affordability.

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- The primary way that design review is likely to adversely affect housing affordability is by imposing additional time, investment, and uncertainty on the development team (including developer, architect, etc.) during the design process.
 - Additional time and investment are most often incurred when the design review process requires architects and engineers to revise building plans multiple times and seek approvals from the Design Commission. The process creates uncertainty when developers cannot be sure when they will be able to break ground/start construction, secure construction contracts, complete financing documents, begin leasing apartments, or complete other parts of the development process.
 - Time, investment, and uncertainty are deterrents to housing development since, a) they increase development costs, which developers will seek to pass on to renters and homebuyers, and b) they may encourage developers to forego their project or complete the project elsewhere, outside the City of Portland. When design review requires additional time, investment, and uncertainty it can become a housing supply constraint.
 - In stakeholder interviews, the DOZA team heard that design review can be a bottleneck (supply constraint) to housing and other projects, since many meetings with design review staff and Design Commission (DC) are required, the process is unpredictable, revisions are required, and the Commission can only handle so many projects at a time. According to BPS' analysis of housing affordability, more than 5,000 new residents moved to Portland each year for the years 2010 to 2015, which represents an approximate level of housing demand. Supply must keep up with demand, or housing costs will rise even more than they would otherwise.
 - While this additional time, investment, and uncertainty is real, it should be put in perspective. The design process, or professional fees paid for "architecture and engineering" account for approximately 3 to 4% of the total project cost of a typical housing project. (3% was the average estimated by the City's 2015 Central City Density Bonus study. A/E is typically calculated as 6 to 8% of hard construction costs, which are about 50% of total project cost.) Therefore, if a project that goes through the design review process requires 20% more design effort, this would increase total project costs by less than 1%. While this cost increase may seem modest, interviews indicate that because it requires extra time and uncertainty early in the development process, it frustrates developers, causes delays that are compounded later, and could lead them to forego projects or build elsewhere.
- A second way that design review can negatively affect housing affordability is by requiring higher-cost materials, particularly for the exterior building envelopes such as windows and brick.

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- When materials cost more, this will increase developers' cost, and therefore increase housing cost across all price points. Hard construction costs make up for about 50% of project's total cost, and therefore, modest increases to the cost of materials could significantly increase total cost. However, envelope costs are only one part of hard costs; the building's structure, systems, and interior finishes are also significant hard costs.
- During interviews, the DOZA team did not hear as much about the issue of increased materials costs as about the time, investment, and uncertainty issues mentioned above.
- A third way that design review can adversely affect housing affordability is by imposing significant time, investment, and uncertainty, and requiring higher cost materials, *specifically for regulated affordable housing.*

Reasons the DOZA report is likely to benefit housing affordability

As discussed above, design review is likely to add some additional time and cost to the housing development process. However, the intent of the DOZA report is to improve the design review process and make it more efficient and effective. Leland Consulting Group believes that, if implemented, the DOZA recommendations will accomplish this, and thus help the cause of housing affordability. This is for the following reasons:

- The report provides a number of recommendations that should reduce design review's roles a bottleneck/supply constraint, and thus address issue number 1 above (time, investment, and uncertainty) including:
 - Exempting "small" size projects and reducing the level of design review applied to "medium" size projects. This alone could reduce the number of projects reviewed in the design review process by almost 20% and reduce the bottleneck effect. See report Recommendation 1: "Adjust the thresholds for design review..."
 - Various recommendations to make the design review process more clear, linear, transparent, and straight forward for applicants (developers), design review staff and commission, and the general public. This can have the effect of reducing the amount of time investment by the development team (developer, architect, others), since the team would be less likely to complete some tasks "out of sequence," and less likely to have to re-do elements of the design multiple times. Specific recommendations in the report that address this issue include:
 - Processes Recommendation 2: Improve the review processes with a charter, better management of meetings and training for both the Design Commission and staff.
 - Processes Recommendation 3: Align the City's review process with an applicant's typical design process.

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- Tools Recommendation 1: Clarify and revise the purpose of the d-overlay and simplify terminology.
 - Increasing the clarity regarding the issues over which design review has purview, and the issues that are outside of design review purview. As the report points out, design review's effect on development is often conflated with other regulatory frameworks imposed by the City or other government agencies. For example, design review has no oversight over project density, types of land uses in a building, or parking requirements, which are all governed by zoning. However, this not always understood by the public or other parties, which can create confusion and require time to address. The report addresses this issue via:
 - Tools Recommendation 3: Use the Three Tenets of Design to Simplify, Consolidate, and Revise the Standards and Guidelines. (The three tenets are context, public realm, and quality and sense of permanence.)
 - Increasing the potential supply of housing, by increasing the throughput or potential number of projects that the design review process can consider and approve at any given time. The report addresses this issue via:
 - Processes Recommendations 8: Consider establishing more than one Design Commission... Establishing additional Design Commissions should increase the number of projects that could be evaluated and would reduce the bottleneck/supply constraint effect.
- An addendum to the report recommends that some regulated affordable housing projects be exempted from design review. The precise parameters of this recommendation should be clarified, so that City staff and leaders can better understand how to apply it. For example, the recommendation should clarify whether all regulated affordable housing will be exempted, or only those smaller than a certain threshold, and whether this would apply to projects with some regulated affordable housing (e.g., projects with 20 or 50 percent of regulated units). However, to the extent that regulated affordable housing is exempted or receives an expedited review, this should decrease the cost of regulated affordable housing projects and increase the total number of units.

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Other Comments

- As stated above, housing affordability is a complex city and regional issue, and design review is only one small input into this complex equation. Portland faces other housing demand and supply factors that are likely having a larger impact on housing affordability than design review. In particular, these include relatively rapid population growth and a limited supply of single- and multi-family zoned land.
- As the report points out, design review's effect on development is often conflated with other regulatory frameworks imposed by the City or other government agencies. Developers are attempting to understand the combined effect of multiple new or revised regulatory frameworks, which include Inclusionary Housing and Transportation Demand Management (TDM) requirements, and therefore, it is possible that frustration with the overall regulatory environment will be directed at design review.
- However, as summarized above, we believe that because of its recommendations to clarify and streamline the design review process, exempt or offer expedited permitting to some projects (particularly regulated affordable housing), and potentially increase the throughput of the design review system, the DOZA report recommendations, if implemented, can be positive for housing affordability.