



# Design Overlay Zone Assessment

Design Commission Briefing

November 17, 2016

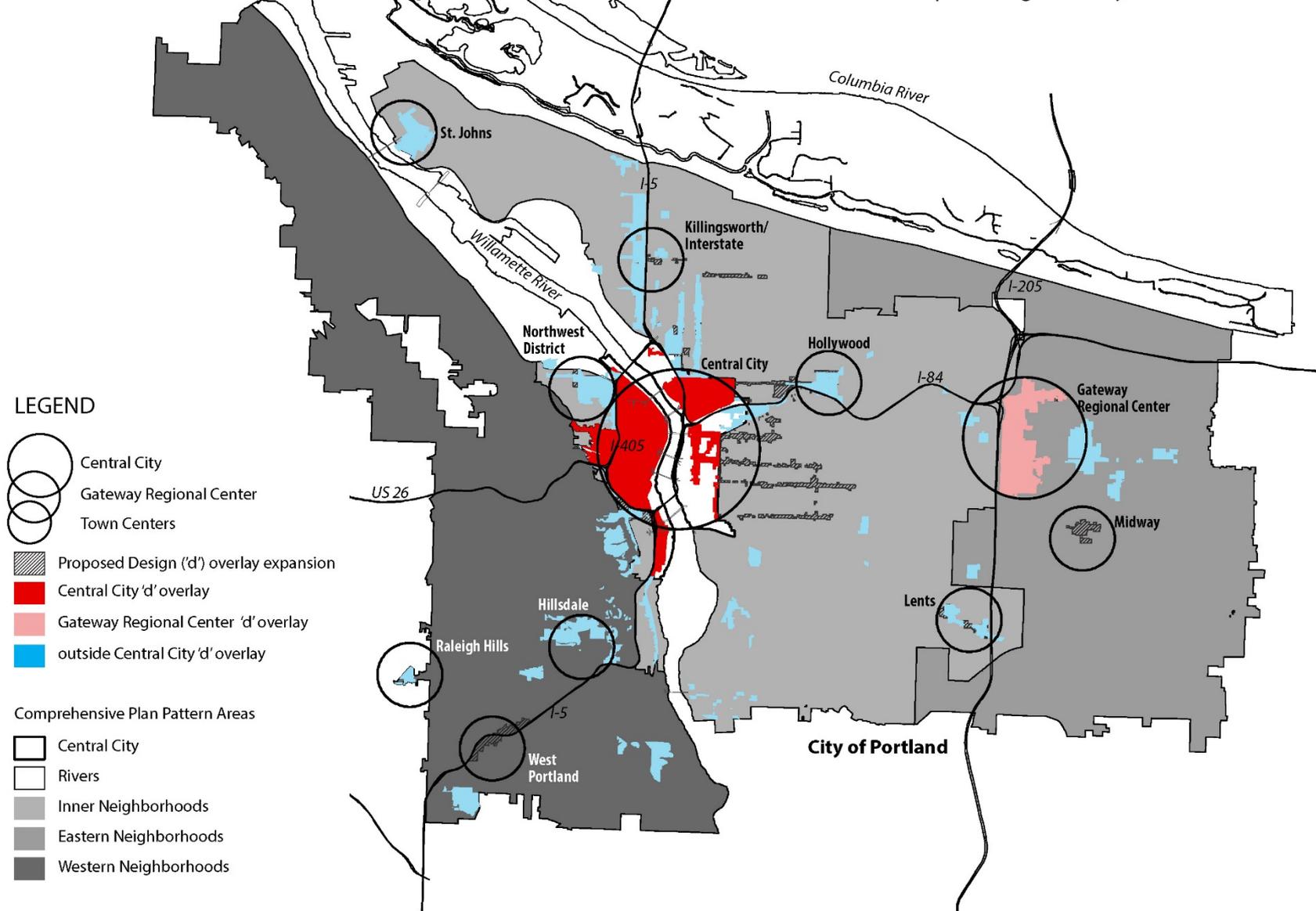


Bureau of Planning and Sustainability  
Innovation. Collaboration. Practical Solutions.



# EXHIBIT B

## Map of Design Overlay Zones

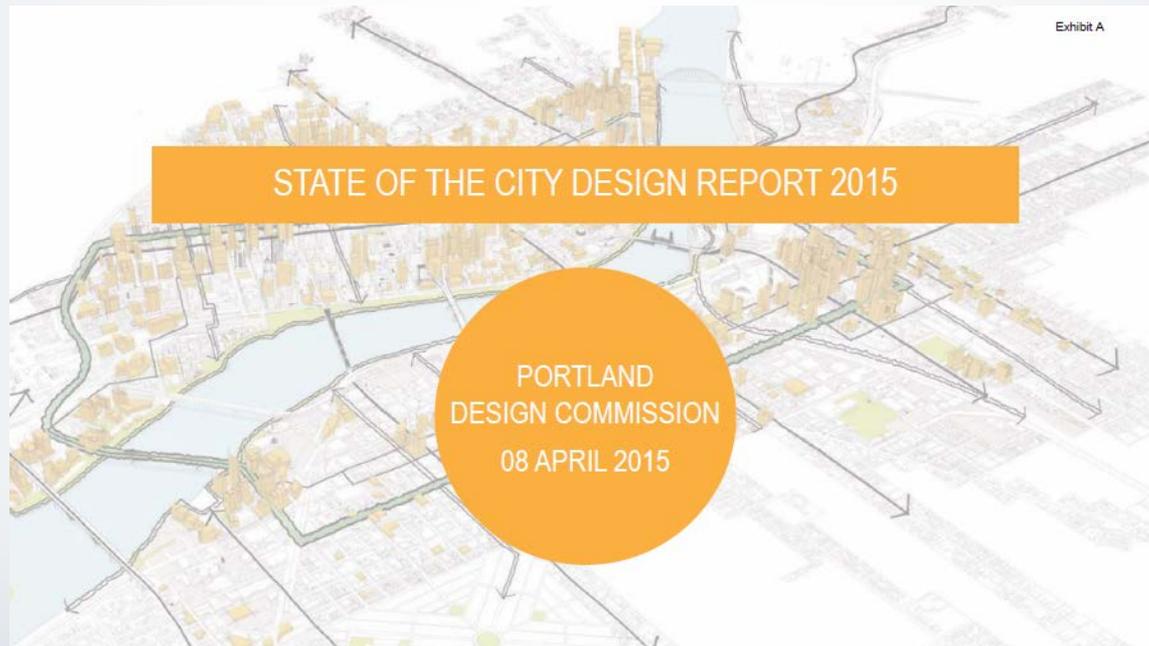


### LEGEND

-  Central City
-  Gateway Regional Center
-  Town Centers
-  Proposed Design ('d') overlay expansion
-  Central City 'd' overlay
-  Gateway Regional Center 'd' overlay
-  outside Central City 'd' overlay
  
- Comprehensive Plan Pattern Areas
-  Central City
-  Rivers
-  Inner Neighborhoods
-  Eastern Neighborhoods
-  Western Neighborhoods

# Project Purpose

Undertake an independent and comprehensive assessment of the City of Portland's design overlay zone and make recommendations



# Project Timeline

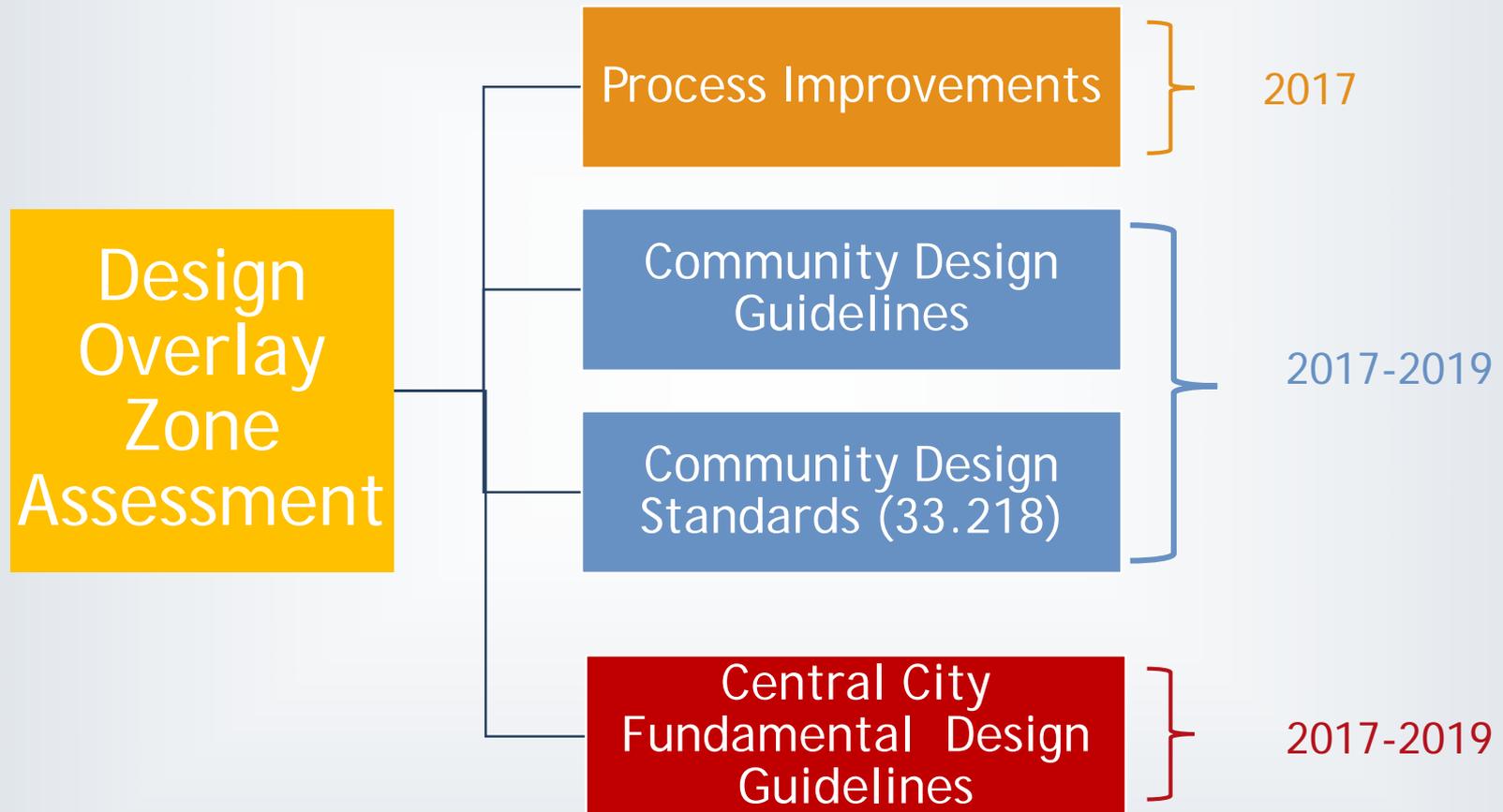


 Stakeholder input

Presentations

-  Design Commission
-  Planning and Sustainability Commission
-  City Council

# Recommendations Timeline



## DESIGN OVERLAY ZONE ASSESSMENT (DOZA)

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# INTERIM REPORT: Revised Findings & Preliminary Recommendations

November 17, 2016

WALKER | MACY

Angelo Planning Group

Pyatok Associates

Leland Consulting Group

## **PURPOSE**

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### **Three Tenets of Design:**

**Response to Context  
Public Realm & Ground Floor Design  
Quality & Sense of Permanence**

## **METHODOLOGY**

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**Review of Peer Cities**



**Interviews with Stakeholders**



**Public Questionnaire**



**Assessments of Example Projects**

## DESIGN OVERLAY ZONE ASSESSMENT (DOZA)

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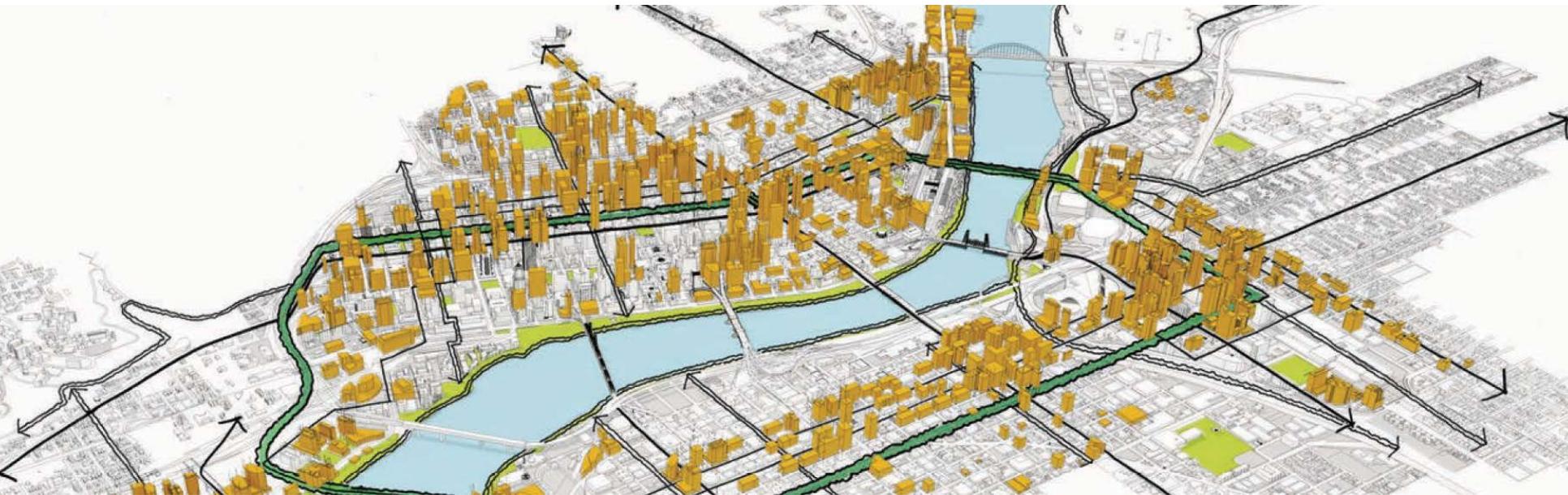
### KEY FINDINGS

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### 1. PORTLAND IS A MODEL OF GOOD URBAN DESIGN BUT NEEDS A “REFRESH”

**Place-specific results** being discouraged by current procedures and standards of review.



## KEY FINDINGS

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### 2. CURRENT D-OVLERAY DOESN'T PREVENT GOOD DESIGN, BUT DOESN'T GUARANTEE IT

Many factors drive design solutions

Considerations of cost: time and materials

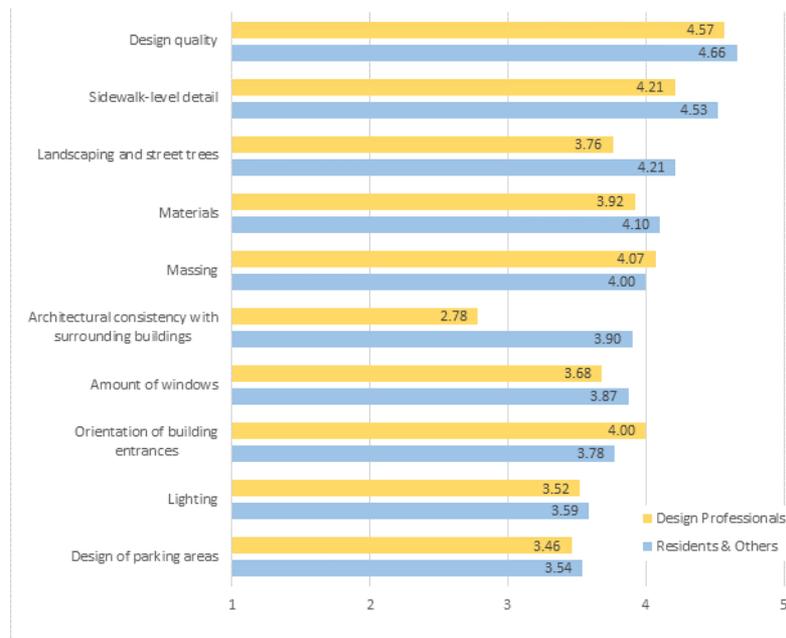


# KEY FINDINGS

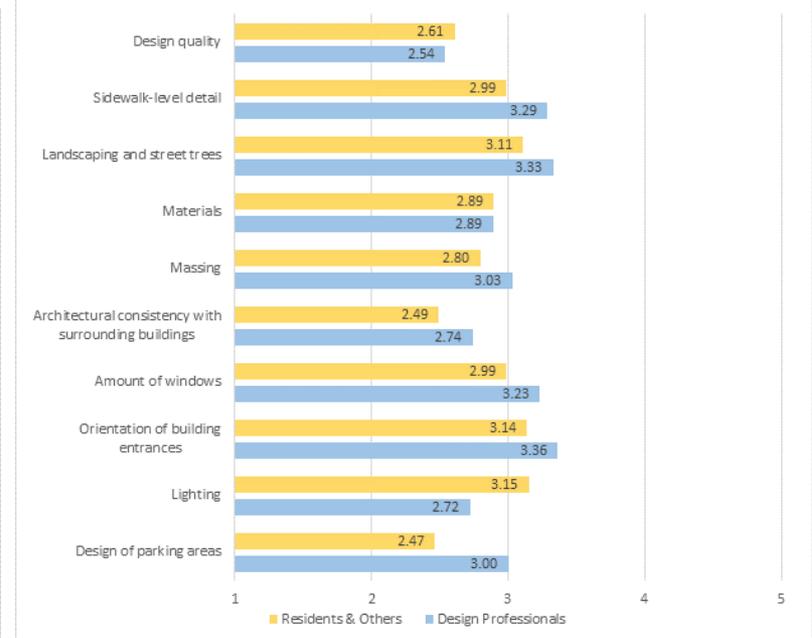
## 3. THERE IS PUBLIC SUPPORT FOR GOOD DESIGN, BUT PERCEPTION OF RESULTS IS MIXED

Tools, such as a d-overlay, have not been linked to **community-driven urban design planning.**

**Importance of characteristics of a desirable built environment**



**How well does the design review process achieve high-quality development characteristics?**



## KEY FINDINGS

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### 4. CURRENT SYSTEM DOESN'T REFLECT DIFFERENT SCALES OF DEVELOPMENT

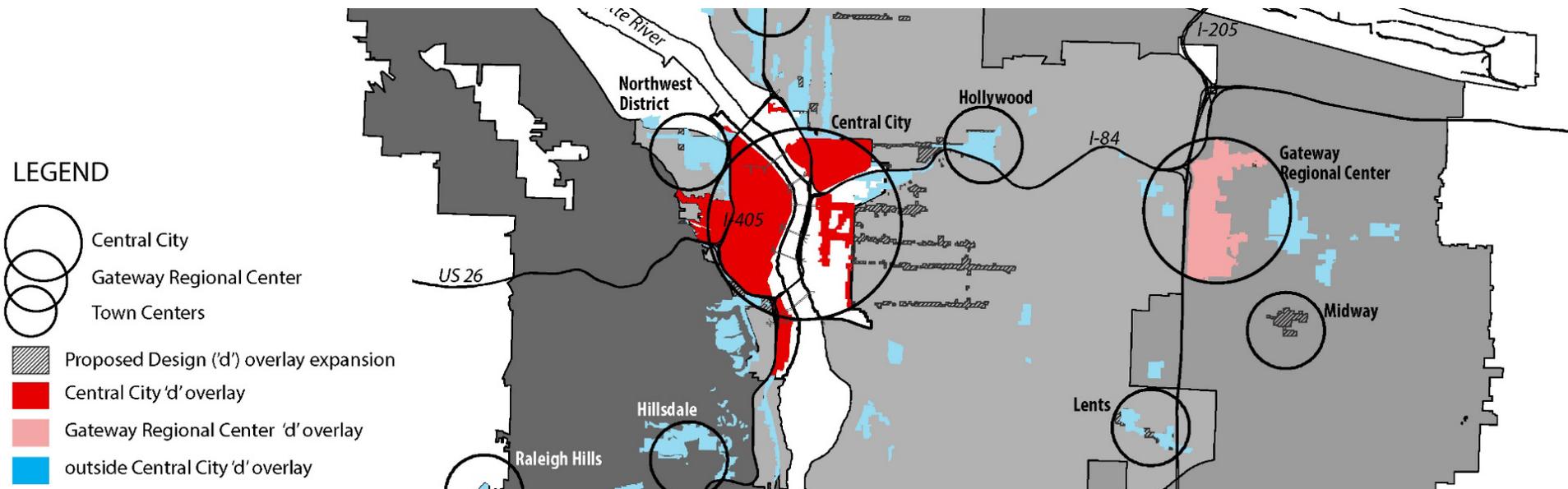
Thresholds of review could be tied to **scale of impact**



# KEY FINDINGS

## 5. CENTRAL CITY HAS BENEFITTED FROM D-OVERLAY; OUTER AREAS LESS SO

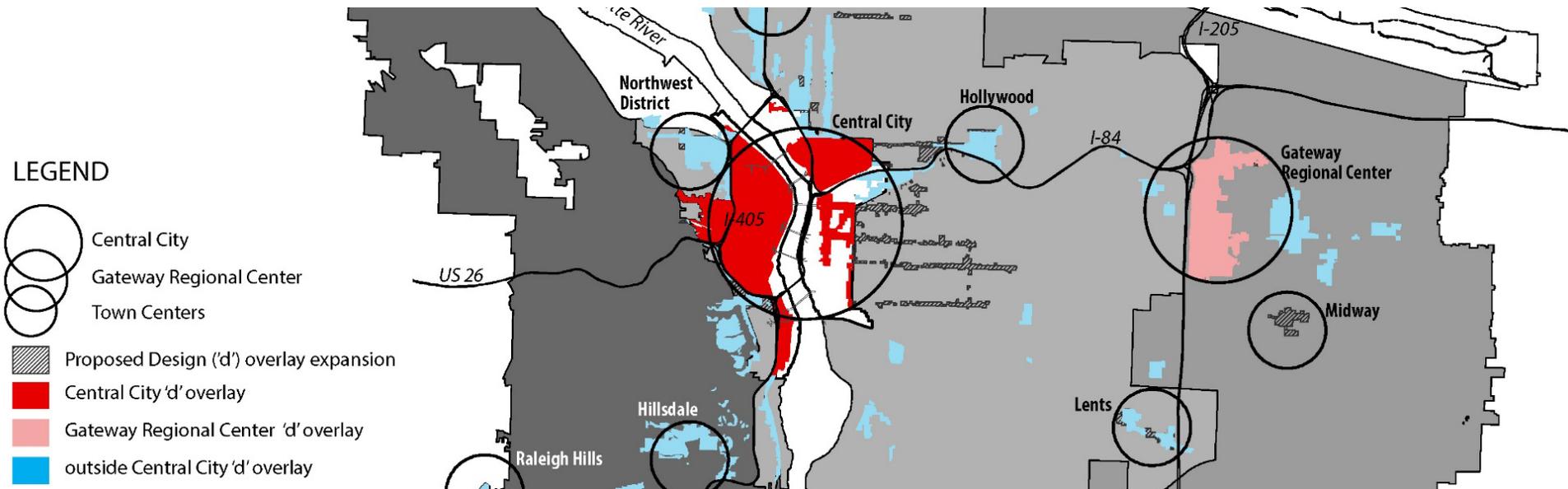
Guidelines and standards for areas outside Central City in dire need of updating



# KEY FINDINGS

## 6. CURRENT STANDARDS AND GUIDELINES APPLIED OUTSIDE CENTRAL CITY ARE IMPEDING BETTER DESIGN

Revise, consolidate, simplify, and recognize different contexts

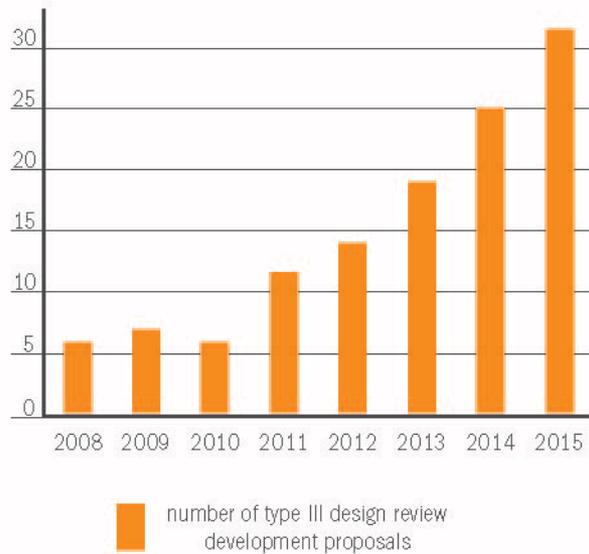


## KEY FINDINGS

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### 7. HIGH VOLUME OF PROJECTS IS THWARTING GOOD INTENTIONS

Speaks to better methods of **reducing workload** and **managing meetings**

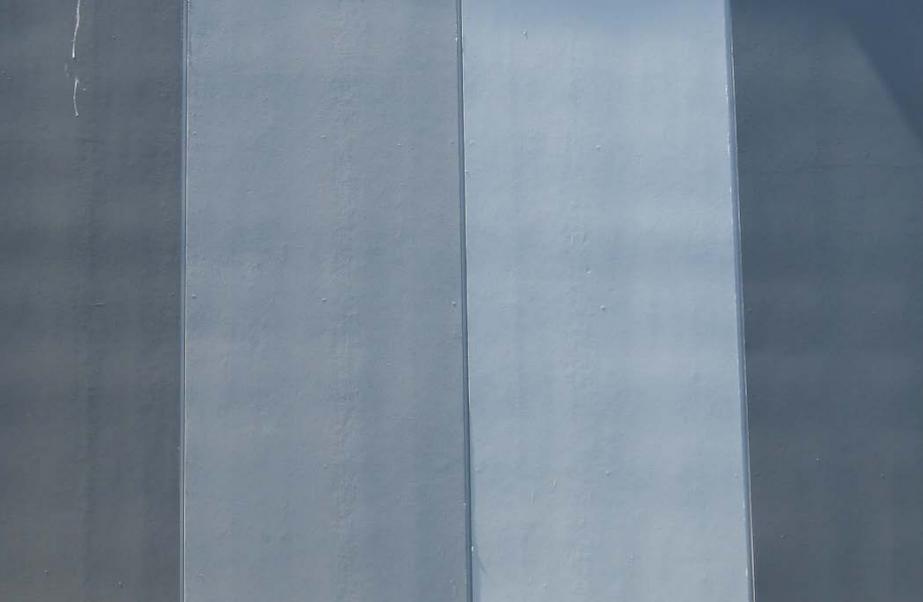


## KEY FINDINGS

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### 8. SHIFT TOWARD DETAILS AND AWAY FROM BIG PICTURE

Time spent on building components is taking away from **discussion of context and public realm.**



## KEY FINDINGS

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### 9. ATTITUDE OF COLLABORATION IS IMPORTANT FOR SUCCESSFUL OUTCOMES

**Mutual respect** between all parties



## DESIGN OVERLAY ZONE ASSESSMENT (DOZA)

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### DETAILED FINDINGS

## GENERAL

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- Public notice
- Dialog with neighborhoods
- Tendency towards standards
- Submittals not in sync with design process
- “Design for approval”
- Lack of agency coordination
- No follow-up inspections
- Unclear relationship to other City programs and standards
- If agencies conflict, who decides?
- Basic site elements often not determined early enough

CASE FILE: LU 13-147922 DZM AD – Janey II  
REVIEW BY: Design Commission  
WHEN: July 18, 2013 @ 1:30pm  
WHERE: 1900 SW Fourth Ave., Room 2500A  
Portland, OR 97201

It is important to submit all evidence to the Design Commission. City Council will not accept additional evidence if there is an appeal of this proposal.

**Land-Use Review:** Design Review, Modifications & Adjustment

**Proposal:** The applicant has proposed the development of a new nine-story mixed-use building, to be known as the Janey II, on a quarter-block site at NW 11<sup>th</sup> and Everett. An existing one-story 1906 warehouse building on the site will be demolished. The project includes eight stories with 62 market-rate apartments over a ground floor residential lobby, retail space, and covered resident parking. The ground floor retail and residential lobby are oriented facing NW Everett Street, with covered parking area and loading area on the northern portion of the ground floor. There are exterior decks on the second floor for individual units facing NW Everett, as well as a fitness room and exterior decks on the same level facing north. Eighth-floor units also include exterior decks facing NW Everett Street, and a rooftop amenity room and outdoor terrace provides tenants with views of the surrounding neighborhood.

## GENERAL

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- Information requested inappropriate to relevant stage of design
- Lots of time devoted to details
- Increase in number and length of meetings
- Guidelines not cited by Commission
- DAR -- too much early detail
- Better management of meetings needed
- Clarification of “charter” needed
- Revisiting prior previously discussed subjects not appropriate
- Certain materials being discouraged
- Commission is overloaded

## **REVIEW CRITERIA**

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### **GENERAL**

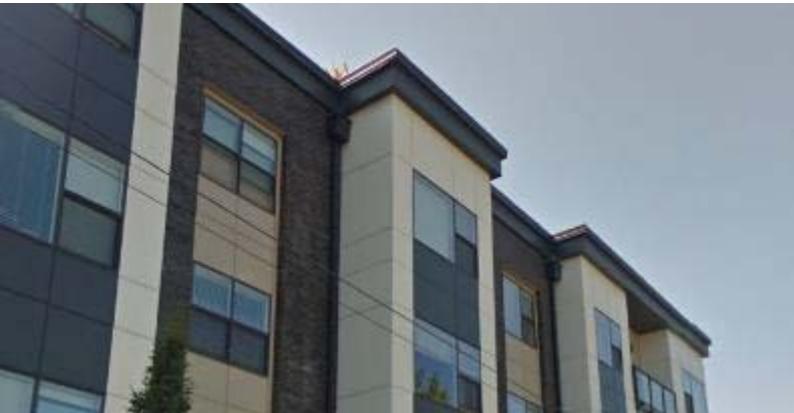
1. Out of date
2. Unintended results
3. Not sufficiently place-specific
4. Missing criteria
5. Inattention to ground level/pedestrian experience
6. Limiting criteria

## REVIEW CRITERIA

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### COMMUNITY DESIGN STANDARDS (Non-Discretionary)

1. Weak relationships of many buildings to context
2. Repetitive and overlapping standards
3. One size fits all: they don't recognize diverse neighborhoods
4. Unintentionally awkward results
5. Do not address authenticity of materials
6. Question of base zones vs. design standards -- gaps



# REVIEW CRITERIA

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## CENTRAL CITY FUNDAMENTALS

1. Some are vague
2. Portland themes—narrow band
3. Inspirational and clear



## **REVIEW CRITERIA**

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### **COMMUNITY DESIGN GUIDELINES**

1. Somewhat better results from Guidelines than Standards
2. Base zones vs. what is left
3. “Plan Area Character”

## DESIGN OVERLAY ZONE ASSESSMENT (DOZA)

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### Preliminary Recommendations: PROCESS

# PROCESS

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## 1. ADJUST THRESHOLDS FOR REVIEW

**Larger** projects and sites: **Commission Review/Type III**

**Medium** Size Projects and Sites: **Staff Review/Type II**

**Small** Projects and Sites: **Exempt** from Design Review

**Central City** may have different thresholds than other areas

Community Design Standards

Alterations & Additions

# PROCESS

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## 2. IMPROVEMENTS TO REVIEW PROCESS

Charter

Public Information

Effective meeting management

Staff training programs

# PROCESS

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## 3. ALIGN REVIEW PROCESS WITH DESIGN PROCESS

Phases

Submittals

Progression of deliberations

Focus deliberations

STAGE	SUBJECT	SUBITTALS
Pre-App (with staff)	Pre-design	<ul style="list-style-type: none"><li>• Site &amp; Program</li><li>• Issues Identification</li><li>• Services/Utilities</li></ul>
DAR (optional; with Design Commission)	Early Schematic Design	<ul style="list-style-type: none"><li>• Context Analysis</li><li>• Initial Concepts</li><li>• Configuration</li><li>• Massing</li><li>• Overall Site Plan</li></ul>
First Review (with Design Commission)	End of Schematic Design	<ul style="list-style-type: none"><li>• Concept</li><li>• Elevations</li><li>• Ground Level</li><li>• Public Spaces</li><li>• Preliminary Materials</li><li>• Renderings</li></ul>
Decision Review (with Design Commission)	End of Design Development	<ul style="list-style-type: none"><li>• Complete Design</li><li>• Refined Design</li><li>• Materials</li><li>• Details</li><li>• Exterior Lighting</li></ul>
Building Permit (with staff)	Construction Documents	<ul style="list-style-type: none"><li>• CDs</li></ul>

## **PROCESS**

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### **4. CONSIDER A SECOND COMMISSION**

See how previous recommendations assist in the process first  
Consider different possibilities, such as geographic based  
Consider methods of neighborhood input

# PROCESS

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## 5. IMPROVE PUBLIC NOTIFICATION

More inclusive notification  
Large, on-site notice signs



## **PROCESS**

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### **6. DOCUMENT RESPONSES TO NEIGHBORHOOD INPUT**

More structure and connection to design solutions

## DESIGN OVERLAY ZONE ASSESSMENT (DOZA)

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### Preliminary Recommendations: TOOLS

# TOOLS

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## GENERAL

1. **Sync** Standards and Guidelines
2. **Simplify, consolidate, and revise** Standards and Guidelines
  - Response to Context
  - Ground Floor/Pedestrian Emphasis
  - Quality and Permanence

## TOOLS

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### COMMUNITY DESIGN STANDARDS

1. Replace current standards with **shorter, focused set**
2. Provide **optional ways of meeting standards**

## **TOOLS**

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### **COMMUNITY DESIGN GUIDELINES**

- 1. Rewrite, update, and focus**
- 2. Emphasize the public realm**
- 3. Recognize the changing nature of the city**

## **TOOLS**

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### **CENTRAL CITY FUNDAMENTALS**

1. Modest refinements
2. Greater focus
3. Revisit some to see if still relevant and useful
4. Broaden the subject of Quality and Permanence

## **TOOLS**

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### **SPECIAL DISTRICT GUIDELINES**

1. Updates
2. Coordinate formats

## DESIGN OVERLAY ZONE ASSESSMENT (DOZA)

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**Thank you for listening!**

**Comments/Questions?**

**WALKER | MACY**

Angelo Planning Group

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