33.825 Design Review

Sections Amended:

33.825.025.A.4 Review Procedures, Models of proposals in the Central City plan district
33.825.025.B Neighborhood Contact
Commentary

33.825.025.A.4 Review Procedures, models of proposals in the Central City plan district

This section is revised to require applicants to submit a digital model of proposed new developments and redevelopments that change an existing building’s mass throughout the Central City. These models will be added to the City’s existing 3D digital model of the Central City and help keep that model up-to-date. This model has been helpful not only to the City for planning projects but also to the development community, architects and urban designers.

BPS will develop 3D model submittal guidelines to assist applicants but this requirement will not be a significant burden on developers, as the data for the 3D model will already have been developed by project architects during the building design process.

Map 825-1 is being deleted and the rest of the 33.825 series of maps and references thereto are being renumbered.
Sections:

33.825.010 Purpose
33.825.025 Review Procedures
33.825.035 Factors Reviewed During Design Review
33.825.040 Modifications That Will Better Meet Design Review Requirements
33.825.055 Approval Criteria
33.825.065 Design Guidelines
33.825.075 Relationship to Other Regulations

Map 825-1 Area Where Models of Proposals Are Required
Map 825-2 Albina Community Plan Area
Map 825-3 Outer Southeast Community Plan Area
Map 825-4 Southwest Community Plan Area

33.825.025 Review Procedures

A.4. Models of proposals in the Central City plan district. For proposals located in the area of the Central City plan district shown on Map 825-1 510-1, a three dimensional cardboard digital model of the proposal is required with an application for Design Review. This requirement applies only to new developments or changes in the bulk of existing buildings. The scale of the model must be 1 inch equals 50 feet.

Before a building permit is issued, a three dimensional wooden digital model of the proposal as approved must be submitted to the Bureau of Planning and Sustainability, be placed in the City's downtown model. The scale of the model must be 1 inch equals 50 feet. The model requirements will be waived if the application does not involve a change in the bulk of buildings on a site for which the City possesses an accurate wooden digital model.
Commentary

B. Neighborhood Contact. Map references renumbered.
B. **Neighborhood Contact.** The following proposals are subject to the Neighborhood Contact requirement, as specified in Section 33.700.025, Neighborhood Contact, if they are in the a, Alternative Design Density Overlay Zone, in the Albina Community Plan Area shown on Map 825-21, or in the Outer Southeast Community Plan Area shown on Map 825-32:

1. Proposals that create more than three new dwelling units. Dwelling units are created:
   a. As part of new development;
   b. By adding net building area to existing development that increases the number of dwelling units;
   c. By conversion of existing net building area from non-residential to residential uses; and
   d. By increasing the number of units within existing net building area already in residential use, for example, by converting a duplex to a triplex;

2. Proposals that create more than 10,000 square feet of gross building area for uses in the Commercial or Industrial use categories; or

3. Proposals in the IR zone where the site is not covered by an Impact Mitigation Plan or Conditional Use Master Plan.
Map 825-1 Area Where Models of Proposals Are Required. This map is deleted because modelling (now electronic and not physical) is required throughout the Central City.

The remaining chapter 825 maps are renumbered to reflect this deletion. The deleted maps are shown first as a set, followed by the renumbered maps.
Area Where Models of Proposals are Required
(See 33.825.025.A.5 and 33.846.020.D.6)

Map 825-1

Map Revised January 1, 2015

DELETED

Portland State University

Lincoln High School

WILLAMETTE UNIVERSITY

DELETED

NORTH

Scale in Feet

Bureau of Planning and Sustainability
Portland, Oregon

June 2017
Recommended Draft Central City 2035 Plan
Chapter 33.825, Design Review