

Design Overlay Zone Assessment

PROJECT OVERVIEW - NOVEMBER 2016



Overview

The Bureau of Planning and Sustainability, in collaboration with the Bureau of Development Services, has hired the Seattle office of Portland-based Walker Macy to undertake an independent and comprehensive review of the City's design overlay zones, including the design review process, tools and results.

The goals of the Design Overlay Zone Assessment (DOZA) are to:

- Document and assess how the design overlay zones affect the quality of development.
- Provide stakeholders a chance to offer feedback about the current design review system.
- Identify how the structure, regulations, guidelines, administration and enforcement of the design overlay zones affect outcomes.
- Identify changes to the design review system that can increase its effectiveness, efficiency and impact.

DOZA will result in a set of recommendations that will inform future projects affecting:

- Community Design Guidelines
- Community Design Standards (33.218)
- Central City Fundamental Design Guidelines
- The processes and tools used to administer these regulations.

Design Review Basics

The purpose of the **design overlay zone (d-overlay)** is to ensure the conservation, enhancement and continued vitality of the scenic, architectural or cultural values of each design district or area and to promote quality development near transit facilities.

There are two tracks for projects required to undergo design review:

1. The **nondiscretionary** track uses clear and objective *Community Design Standards* found in the Portland Zoning Code.
2. Projects located in the Central City and Gateway, large projects and projects that desire greater flexibility go through a **discretionary** Land Use Review track, which uses *discretionary design guidelines* and may include a public hearing at the Design Commission.



Phases of Work

With the support of staff, project consultant Walker Macy is proceeding through the following phases:

- 1. Research** (May – June 2016): Analyze the current set of regulations and processes in the d-overlay and how they fit together. Research best practices from other cities, including discretionary design review and the application of nondiscretionary design standards.
- 2. Assessment** (June – November 2016): Conduct a three-part assessment, including site analysis, focus group interviews and questionnaires, resulting in a consolidated list of issues to address. Design Commission Briefings on Phase II is scheduled for September 22, 2016 and November 17, 2016.
- 3. Preliminary Recommendations and Workshop** (October 2016 – February 2017): Outline a set of preliminary recommendations to address each of the issues in Phase 2 and solicit public feedback.
- 4. Final Recommendations** (February – April 2017): Refine the proposal based on public input, and present the final set of recommendations to Design Commission, Planning and Sustainability Commission and City Council. The final recommendations will inform future amendments to the design overlay zones.

DOZA | PROJECT TIMELINE



Contact

For more information about the Design Overlay Zone Assessment project, visit our website at www.portlandoregon.gov/bps/DOZA or contact Lora Lillard at 503-823-7721 or lora.lillard@portlandoregon.gov.

