

NEIGHBORS



Genasci, Scanlan Apts:
"Tuck-Under Parking"



Mithun Partners, Johnson Street Townhomes:
"Eyes on the Street"



Recent Multnomah Village Development

Base Zone Design Standards

Portland is experiencing a tremendous period of growth and development. New residential buildings are being built in existing neighborhoods, in new subdivisions, and on vacant and underdeveloped lots. These new buildings can have a large impact on the character of the surrounding neighborhoods. People have expressed concern that some of this new development does not have a positive influence on the livability and safety of surrounding neighborhoods. Many of these new homes do not have a visual or physical connection to the public realm.

In 1997, the City Council, with the recommendation of the Planning Commission, approved amendments to Chapter 33.218 Community Design Standards. The community design standards are used only for projects that require design or historic design review. During that project people expressed concern in their public testimony about the design of residential properties *outside* of design and historic areas.

As part of their review of the community design standards, the Planning Commission appointed a subcommittee from the Planning, Design, and Historic Landmarks Commissions to identify design standards that could be appropriate for new

residential construction citywide. The work of this subcommittee resulted in *Interim Design Regulations for Infill Development*, published in August 1997. This was a discussion draft intended to be a starting place for public input and internal city bureau review.

At the Planning Commission hearing on the *Interim Design Regulations* (October 1997), there were concerns that many of the draft interim design regulations were too prescriptive and stylistic. In response to this input, the Planning Commission narrowed the scope of the project to focus on new buildings and their relationship to the public realm. The project was also renamed the Base Zone Design Standards.

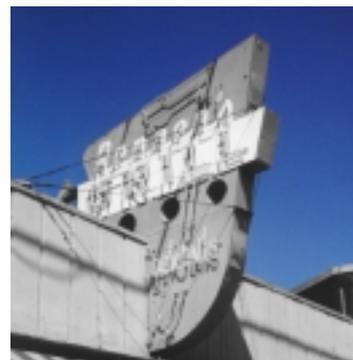
The recommended base zone design standards build on the work of the *Interim Design Regulations for Infill Development*. The recommended standards apply citywide three of the design concepts central to the community design standards. These design concepts are:

- The desirability of main entrances that are visible and identifiable from the street,
- The importance of windows in street-facing facades, and
- The need to reduce the dominance of the garage on street-facing facades.

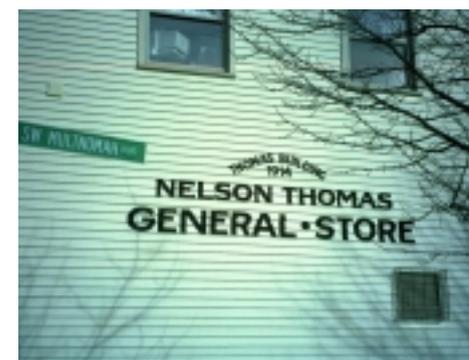
http://www.planning.ci.portland.or.us/pdf/dg_basezone_design_standards.pdf



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Signage in Multnomah Village

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