

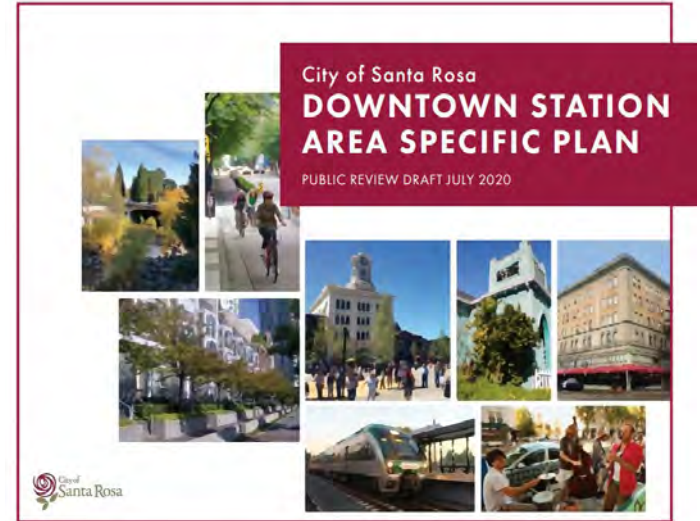
Zoning Code & Design Guidelines Amendments Downtown Station Area Specific Plan

Joint Design Review Board &
Cultural Heritage Board Meeting
October 21, 2020



Downtown Station Area (DSA) Specific Plan

- Initiated update to the DSA Specific Plan in Fall of 2018
- Focused on removing barriers to housing construction, placemaking, walkability
- Standards and guidelines developed with community input
- Visual preference survey – Jan 2020
- Plan to Council October 13, 2020



Downtown Station Area (DSA) Specific Plan

- Introduction
- Land Use
- Mobility
- Urban Design
- Public Services & Sustainability
- Implementation



Zoning Code



Zoning Code Purpose

- Regulates development by land use, process, and development standards
- Implements General Plan
- All ministerial and discretionary approvals must be meet standards



Summary of Changes

Floor Area Ratio

Site Design & Building Placement

Building Design

Site or Location Specific Design Standards

Wayfinding Signs

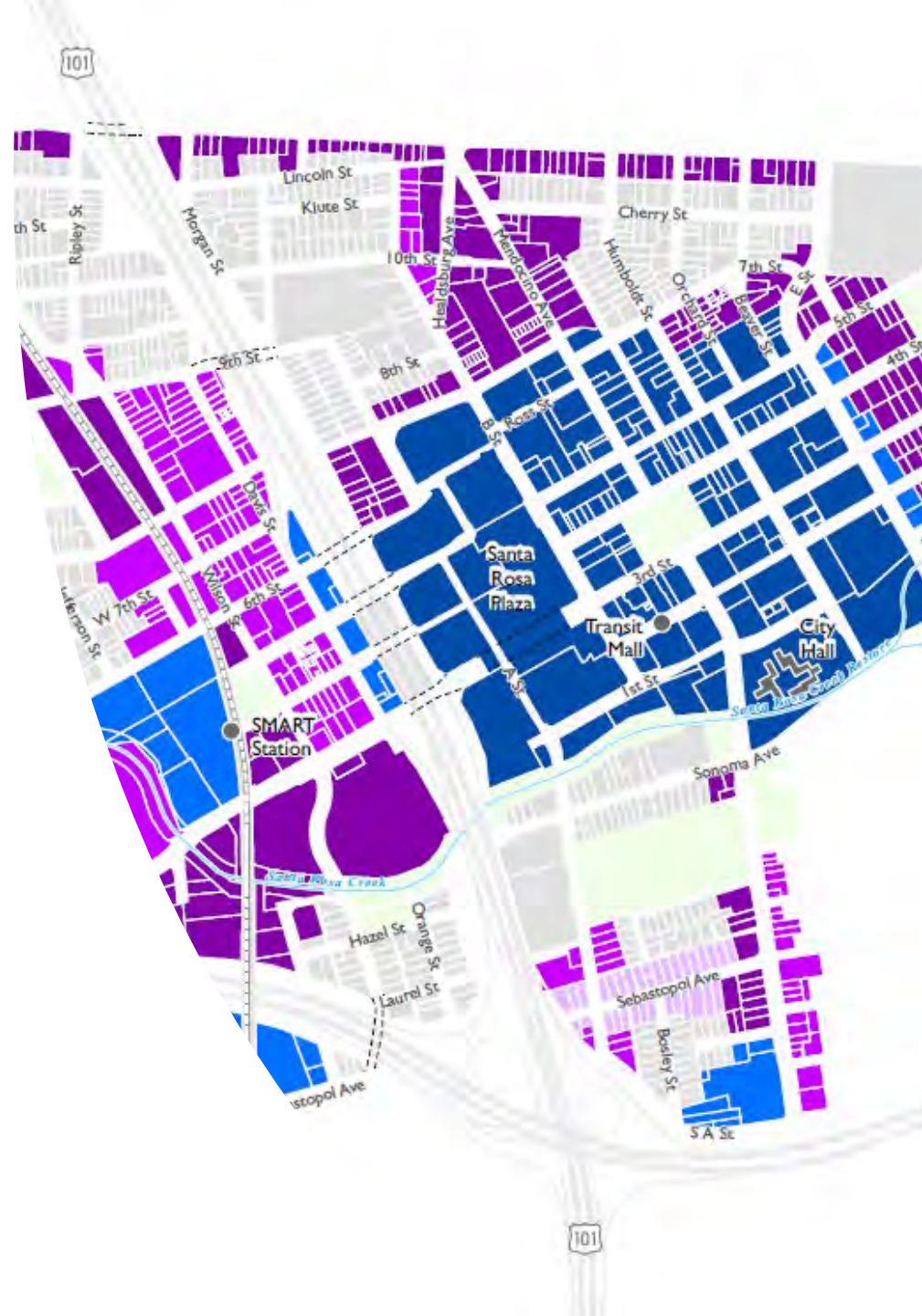
Historic Combining District

Historic & Cultural Preservation

Design Review

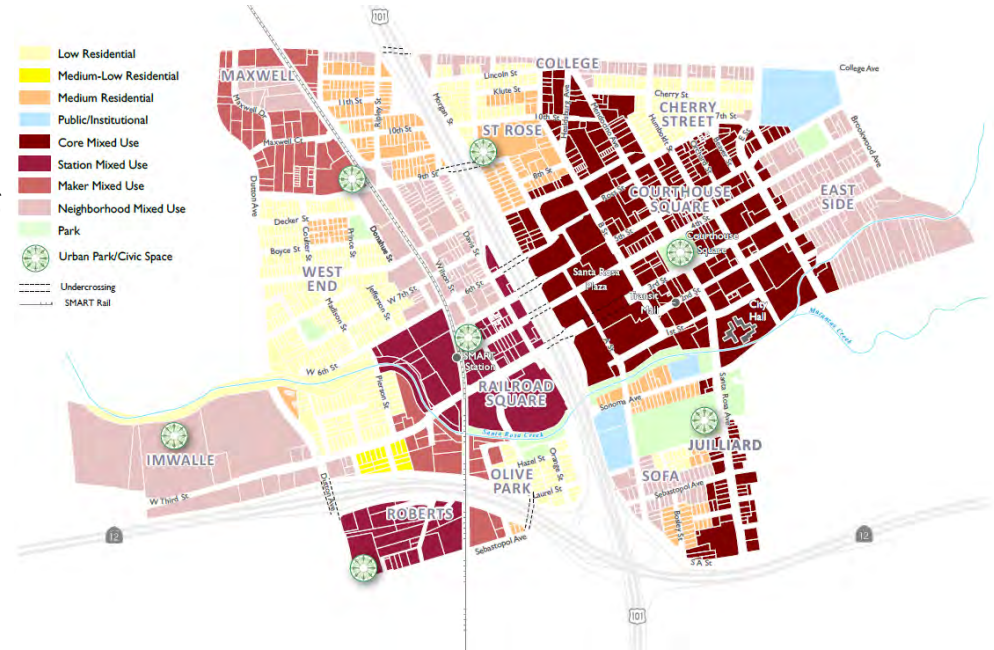
Floor Area Ratio

- Ratio of the building(s) total Floor Area / Gross Lot Area
- Building total floor area measured as area within the walls of building
- Gross Lot Area is total area within the lot lines
- Floor Area Ratio controls building mass and form



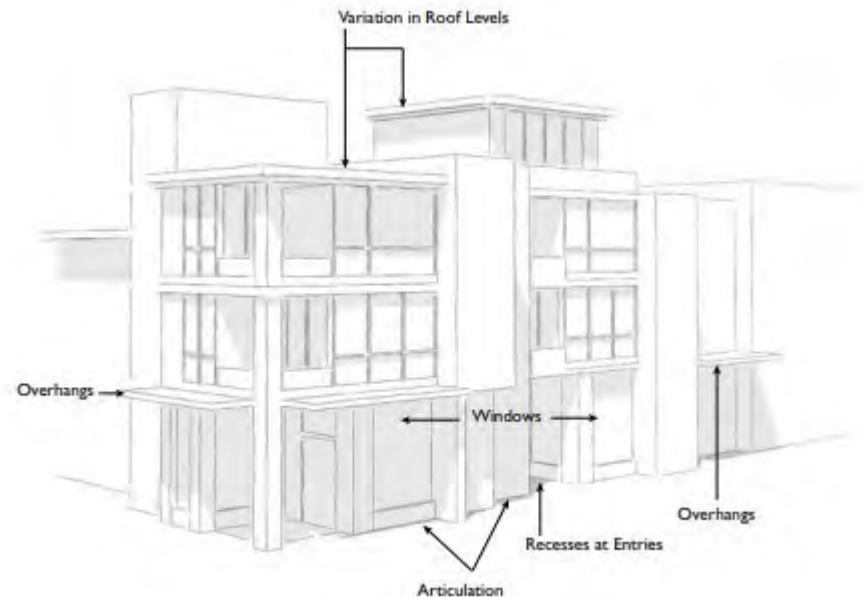
Site Design and Building Placement

- Implemented through CMU, SMU, MMU, and NMU districts
- Standards address:
 - *building setbacks*
 - *tower separation requirements*
 - *on-site parking*
 - *shadows analysis*



Building Design

- Building design standards address:
 - dimensional relief
 - extent of building design
 - transparency
 - ground level elements



Downtown Station Area Combining District (-DSA)



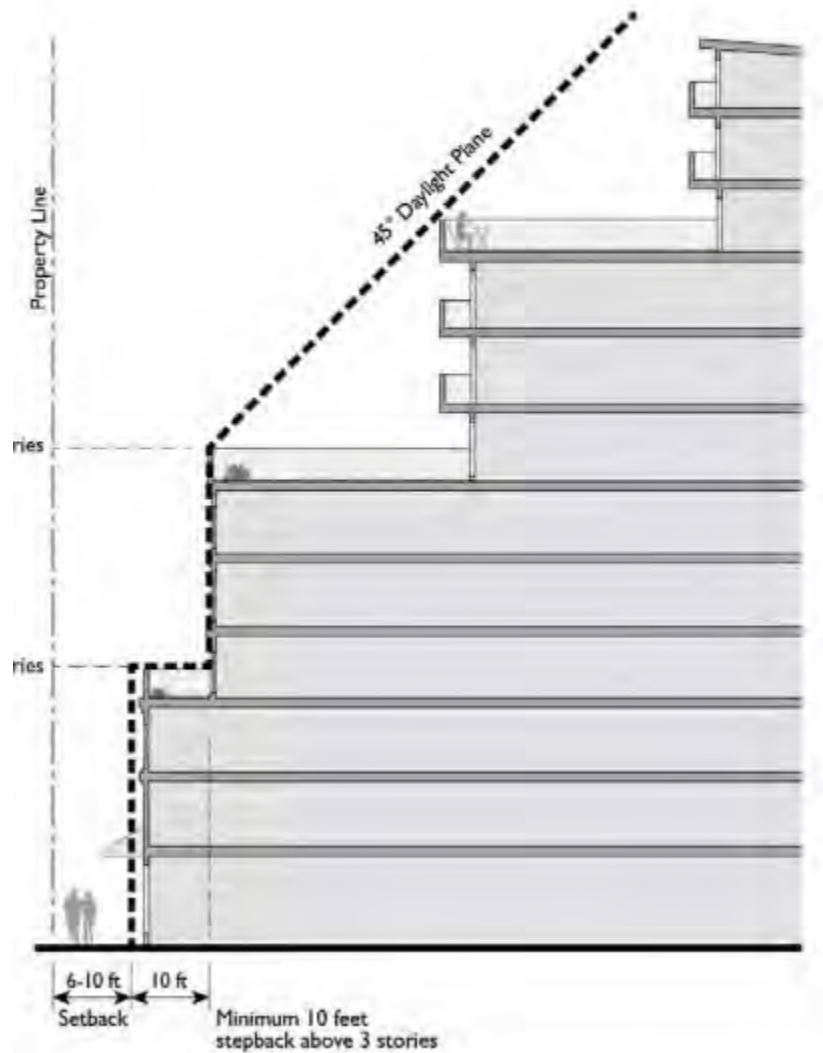
Downtown Transition

- Applies to core area of the downtown
- Buildings must step back a minimum of 6 feet, or a lesser distance approved by the Review Authority, above fifth floor along the frontage of Fourth and Fifth Streets



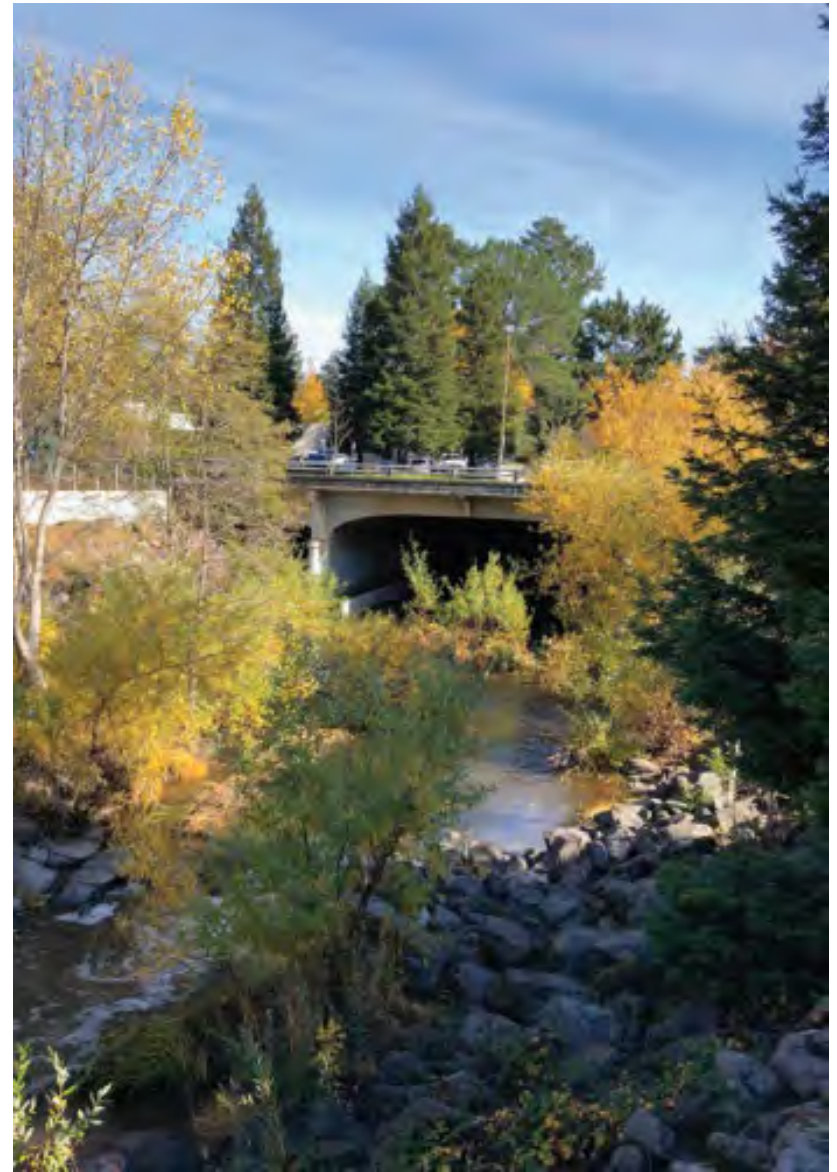
Neighborhood Transition

- Specified blocks within the Plan area
- Standards are street specific
- Seek to reduce the visual impact of new development on most residential areas within preservation districts
 - More restrictive front setbacks, front building stepbacks, daylight planes, and ground floor orientation of new residential units
 - Surface parking areas prohibited between sidewalk and building façade
 - Rear stepbacks applied to new development on specified sites



Creek Activation Transition

- Promote use and visibility of creek areas
- New buildings within 200 feet of the creek required to have pedestrian entrance, and residential stoop entrances facing creek
- Pedestrian pathways to connect the new development to the creekside trail network
- At least one activating use, or two activating design features, required
- Blank facades discouraged, and windows, doors and transparent openings encouraged



Active Ground Floor Overlay

- Standards do not regulate ground floor uses
- New development required to provide design features that optimize pedestrian experience
- Variety of design options for new development
- Ample percentages of glass or other glazing materials
- Access to off-street parking discouraged from streets within the Active Ground Floor Overlay
- Surface parking prohibited between sidewalk and building façade

Wayfinding Signs

- Wayfinding, gateway, and directional signage located within the Plan area will not require a Sign Permit when proposed with new development
- May be off-site, in the public right-of-way, and may not include advertising or commercial identification
- Appropriate size, location and number of these signs to be determined by the review authority



Historic Combining District

- Added Character Defining Elements for Burbank Gardens, Cherry Street, McDonald, Olive Park, St. Rose, Ridgway, West End and Railroad Square Preservation Districts
 - *Architectural Style*
 - *Types of Buildings*
 - *Building Materials*
 - *Other Neighborhood Elements*





Historic and Cultural Preservation

- Reflects 2017 Revision to Secretary of Interior Standards
- Addition of several minor exemptions from Landmark Alteration process
- Design Review and Landmark Alteration (LMA) process amended to reflect mandatory joint DRB/CHB Concept Review
- Decision criteria for LMA permits modified to more accurately regulate new development
- Cultural Heritage Board quorum section modified



Design Review

- One step process for design review
- References to “preliminary” and “final” design review would be removed from the Code

 **DESIGN REVIEW CHECKLIST** 

Project Information

Project Name: _____

Site Address: _____

APPLICATION SUBMITTAL REQUIREMENTS

REQUIRED APPLICATION FORMS:

- ☐ [Universal Application Form](#)
- ☐ [Indemnification Form](#)
- ☐ [Disclosure Form](#)
- ☐ [Copyrights Release Form](#)
- ☐ [Electronic Signature Disclosure Form](#)
- ☐ [Property Owner Consent Form](#) (in lieu of property owner signing Universal Application)
- ☐ Design Review Checklist (Page 1 of this Form)

REQUIRED PROJECT INFORMATION:

Indicate below each of the required documents or plan set components that have been prepared and submitted for this application. **See instructions on the following pages for those requirements.**

PROJECT DOCUMENTS:

- ☐ [Climate Action Plan Development Worksheet*](#)
- ☐ Color Photographs of the Site
- ☐ Design Concept Narrative*
- ☐ Neighborhood Context Map
- ☐ Preliminary Drainage Report*
- ☐ Preliminary Title Report*
- ☐ Preliminary Storm Water Low Impact Development Submittal (SWLIDS)*
- ☐ Project Valuation
- ☐ [Storm Water Determination Worksheet](#)
- ☐ [Traffic Analysis*](#)

PROJECT PLAN SET COMPONENTS:

- ☐ Conceptual Grading/Drainage/Utility Plan Sheet(s)*
- ☐ Creek Cross Section Sheet*
- ☐ Existing and Proposed Elevations Sheet
- ☐ Exterior Lighting Plan Sheet*
- ☐ Floor Plan Sheet*
- ☐ Material/Color Details Sheet
- ☐ Plan Details Sheet
- ☐ Preliminary Landscape Plan Sheet*
- ☐ Site and Building Sections Sheet*
- ☐ Site Plan Sheet
- ☐ Streetscape Rendering Sheet*

*May be required, see table below

REQUIRED FEES:

Use the City's online [Fee Schedule](#) to determine your project's required Application Fee(s). Major Design Review also requires payment of a Design Review Board Public Hearing fee.



Design Guidelines



Design Guidelines Background

- Guidelines are the primary design criteria for evaluation of proposed developments
- Intended as a “living document”
- Complements development standards adopted by the City



Summary of Changes

Much of existing content preserved

Draft DSASP guidelines incorporated

Guidelines addressed by new standards removed

Repetitive guidelines consolidated

Organization updated to match other Sections

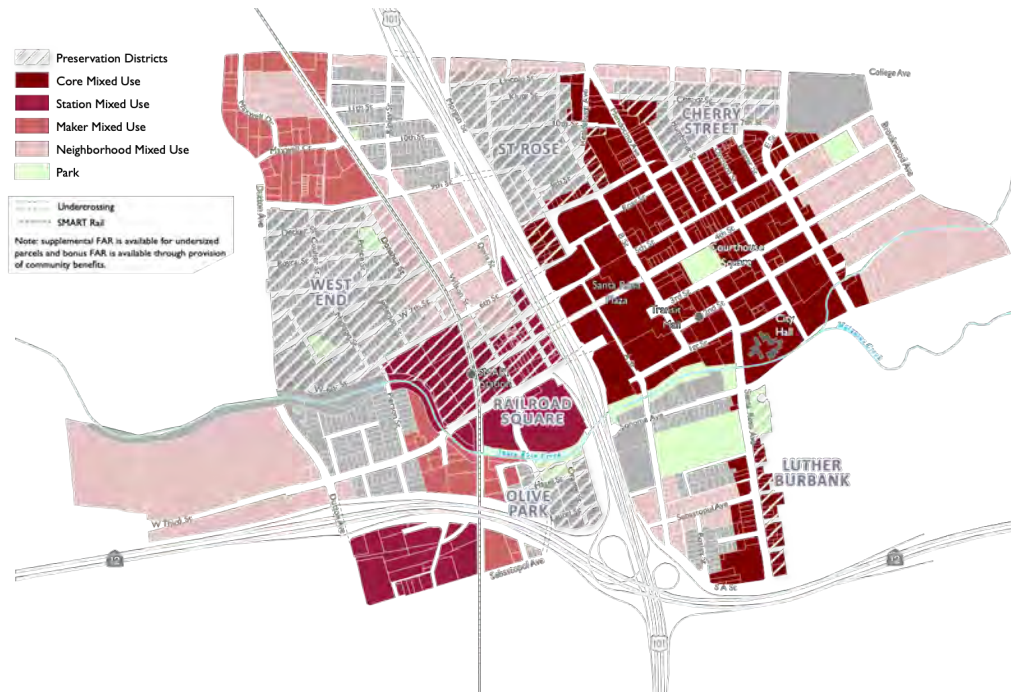
Section 2.1 Introduction

Text and maps updated to reflect:

- *Planning boundary adjustment*
- *Updated vision*

Guidelines for on-site parking, setback, height limits removed

Historic preservation guidelines consolidated



Section 2.2 Public Streets

- Renamed "Public Realm and Streetscapes"
- Street furnishings palette integrated
- Duplicative ground level transparency guidelines removed
- New guidelines for trash receptacles, paving treatments, curb cuts added
- Guidelines for underpasses updated



Section 2.3 Buildings

- Renamed "Site and Building Design"
- Guidelines for articulation, blank walls, and setbacks removed
- Duplicative guidelines for creating an interesting pedestrian realm consolidated



Section 2.4 Historic Districts

- Existing guidelines unchanged



Section 2.5 Parks and Open Space

- Renamed " Parks and Public Spaces"
- Creek guidelines maintained
- New public space typologies and associated guidelines

	<i>Civic Spaces</i>	<i>Public Plazas</i>	<i>Rooftop/Pocket Parks</i>	<i>Paseos</i>
Recommended Size	Min 25,000 sf	Min 15,000-20,000 sf	Min 2,000 sf	Min 16 feet wide, with min 10-foot travel path
Recommended Elements				
Pop up retail/concession stands	X	X		
Public art installations	X	X	X	X
Children's play facilities	X	X		
Seating (benches and mobile chairs)	X	X	X	X
Family picnic area	X	X		
Canopiess	X	X		
Plug and play for music performance	X	X		X
Bandstand/stage	X	X		
Removable bollards	X	X	X	X
Power outlets	X	X	X	X
Water features	X			
Interactive elements (pianos, chess boards, etc.)	X	X	X	
Trees and landscaping	X	X	X	X
Edible gardens			X	
Public washrooms	X			

New Section - Wayfinding

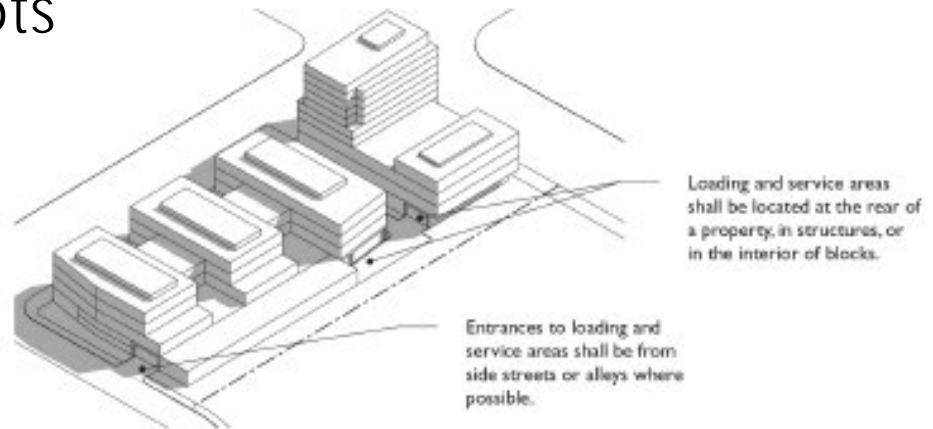
New guidelines for :

- *Gateways*
- *Wayfinding*
- *SMART Station access*
- *Transit*



New Section - Parking

- Guidelines for surface, structure and street parking
- Focus on safety and security in garages and lots
- Loading areas
- Drop off/pick up



New Section – Environmental Sustainability

- Relocated from Section 2.3 Buildings
- Added new policies for:
 - *Heating/cooling*
 - *“Smart” buildings*
 - *Sustainable materials*



Recommendation

Staff recommends that the Design Review Board (DRB) and Cultural Heritage Board (CHB) recommend approval of the proposed Design Guidelines amendments to City Council.

Staff further recommends that the DRB and CHB provide comments on the specified Zoning Code amendments.



Questions / Comments

