

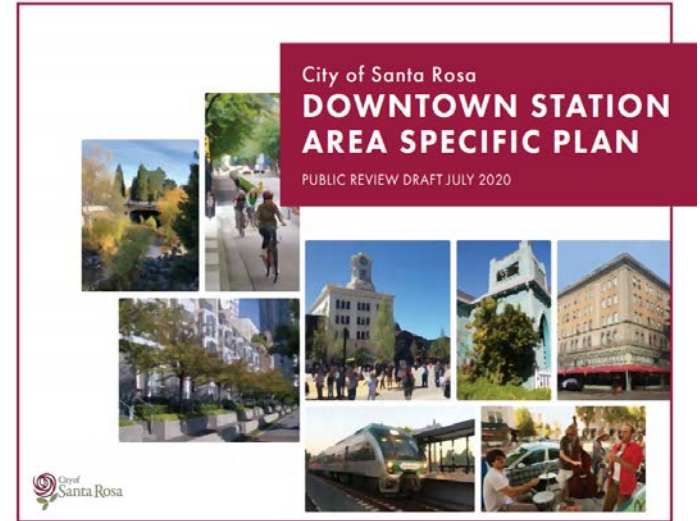
# Downtown Station Area Specific Plan Implementation Package

Planning Commission  
November 2, 2020



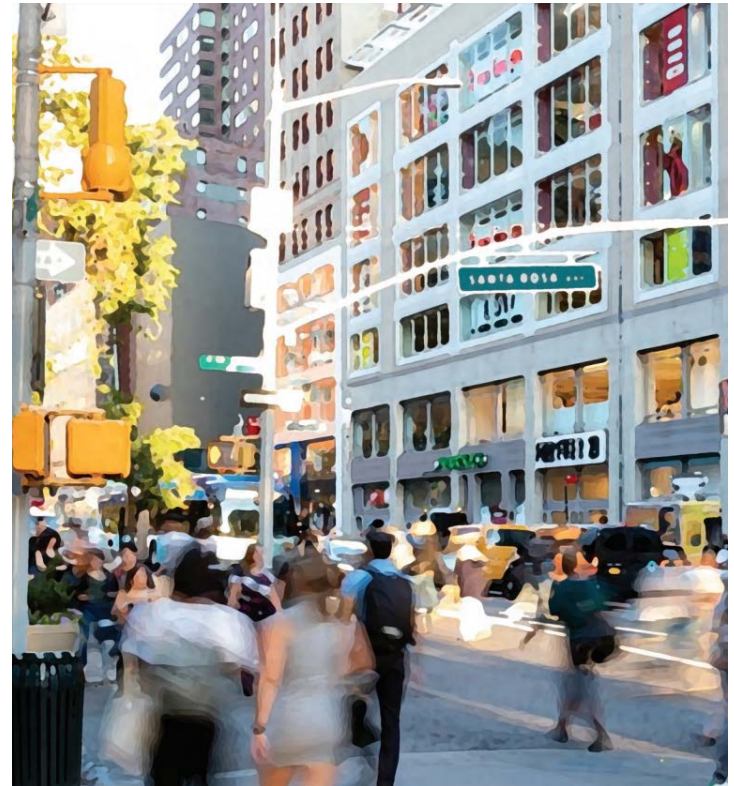
# Downtown Station Area (DSA) Specific Plan

- Initiated update to the DSA Specific Plan in Fall of 2018
- Commission acted on Plan on September 24, 2020
- Adopted by Council October 13, 2020
- Design Review Board provided comments on Zoning Code changes on October 21, 2020



# Downtown Station Area (DSA) Specific Plan

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



# Zoning Code Purpose

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



## Summary of Changes

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New Zoning Districts

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Floor Area Ratio

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Site Design & Building Placement

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Building Design

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Site or Location Specific Design Standards

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Wayfinding Signs

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Historic Combining District

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Historic & Cultural Preservation

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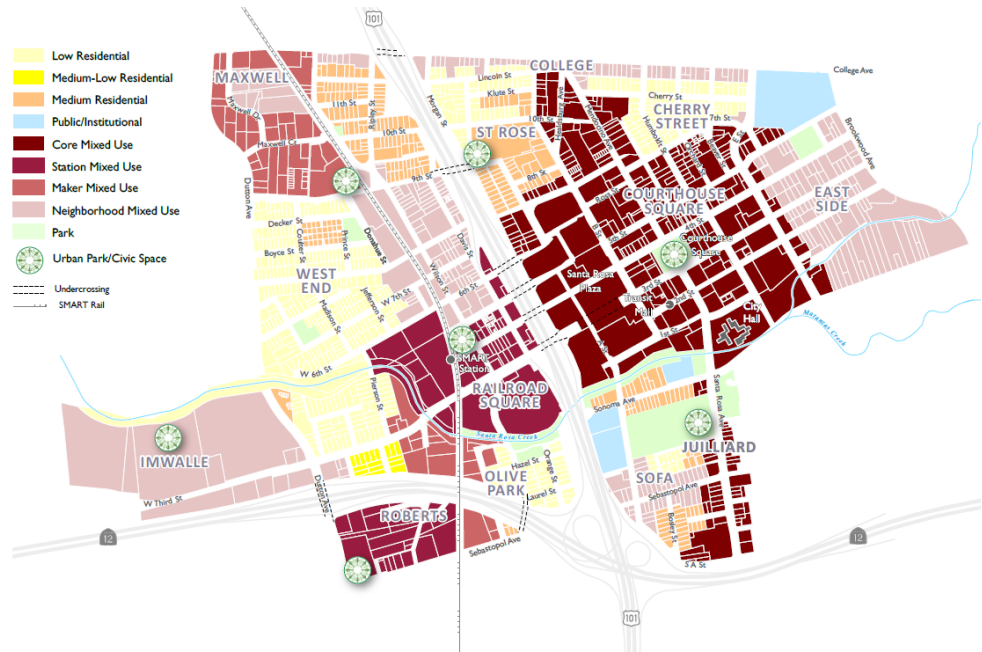
Design Review

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Various Additional Amendments

# New Zoning Districts

- Core Mixed Use (CMU)
- Station Mixed Use (SMU)
- Maker Mixed Use (MMU)
- Neighborhood Mixed Use (NMU)



# Base and Combining Zoning Districts

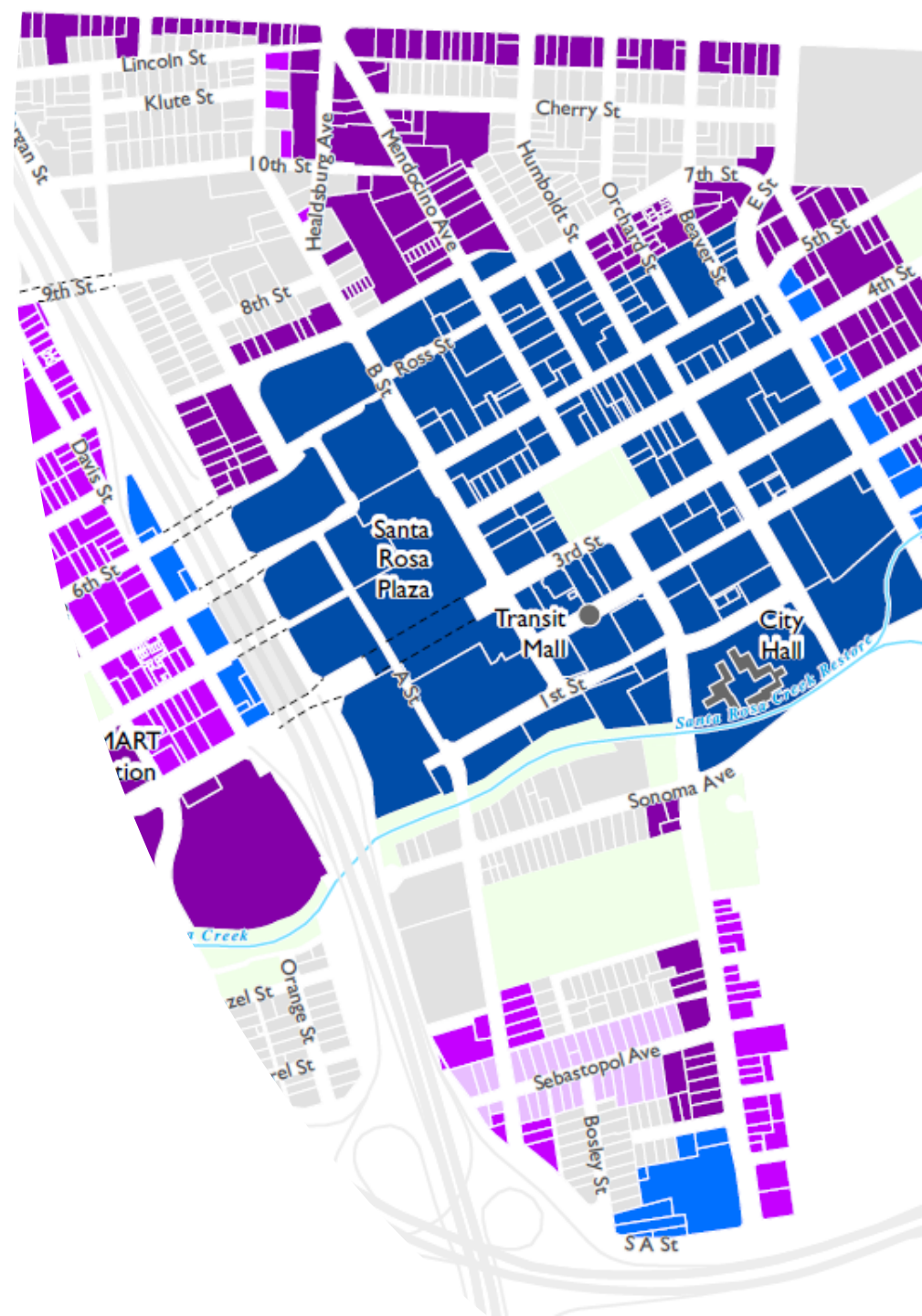
- Downtown Commercial (CD) zoning district replaced
- Transit Village – Mixed zoning district (TV-M) has been amended
- Limited Light Industrial (-LIL) combining district removed
- Station Area (-SA) combining district modified (-DSA and -NSA)
- Historic (-H) combining district updated





# Floor Area Ratio

- Floor Area Ratio controls building mass and form - does not directly regulate height and residential density
- Ratio of the building(s) total Floor Area divided by Gross Lot Area
- Building total floor area is measured as area within the walls of building
- Gross Lot Area is the total area within the lot lines





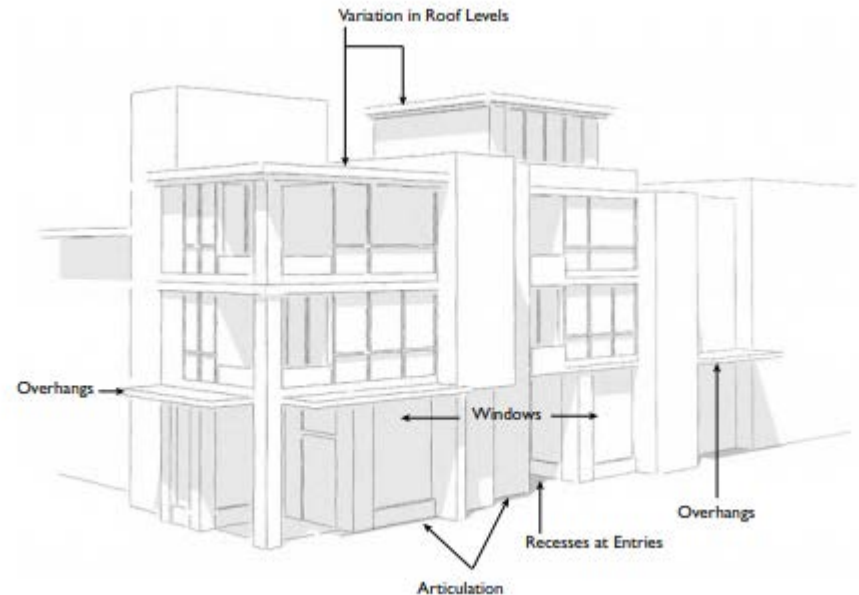
# Site Design and Building Placement

- 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)

## UDCS-1: Special Design Considerations



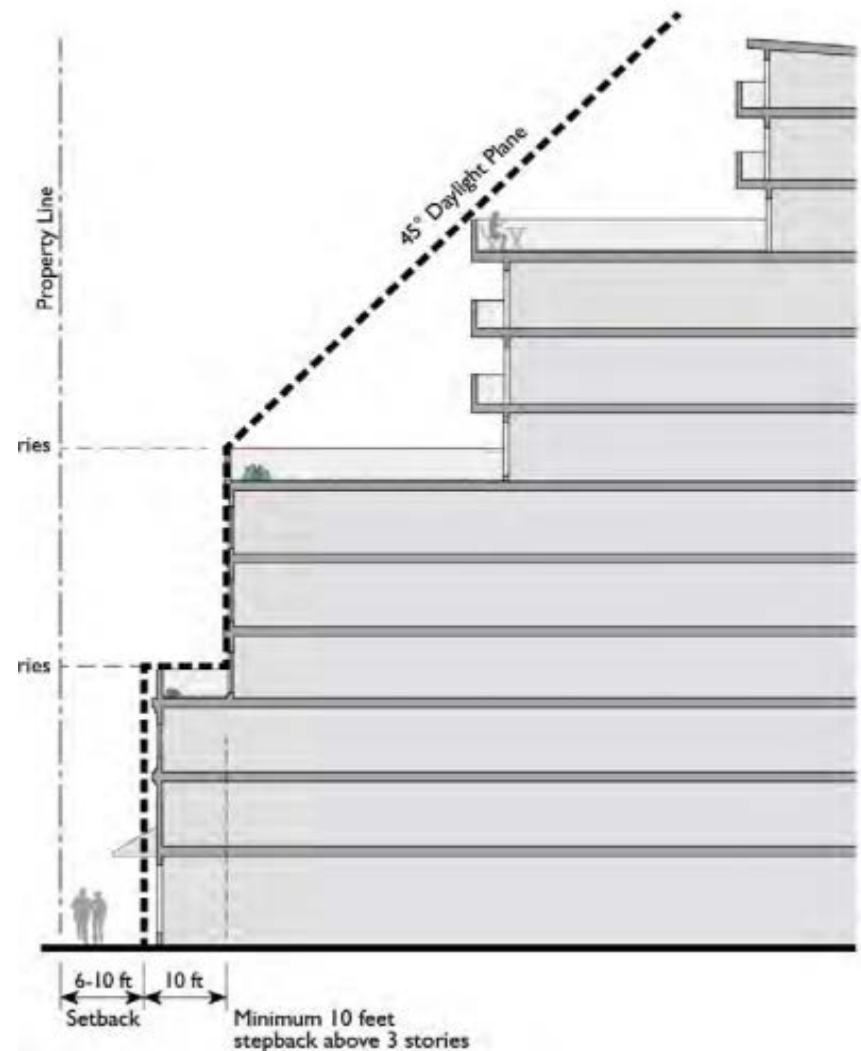
# Downtown Transition

- Applies to core area of the downtown
- Buildings must step back a minimum of 6 feet above fifth floor along the frontage of Fourth and Fifth Streets



# Neighborhood Transition

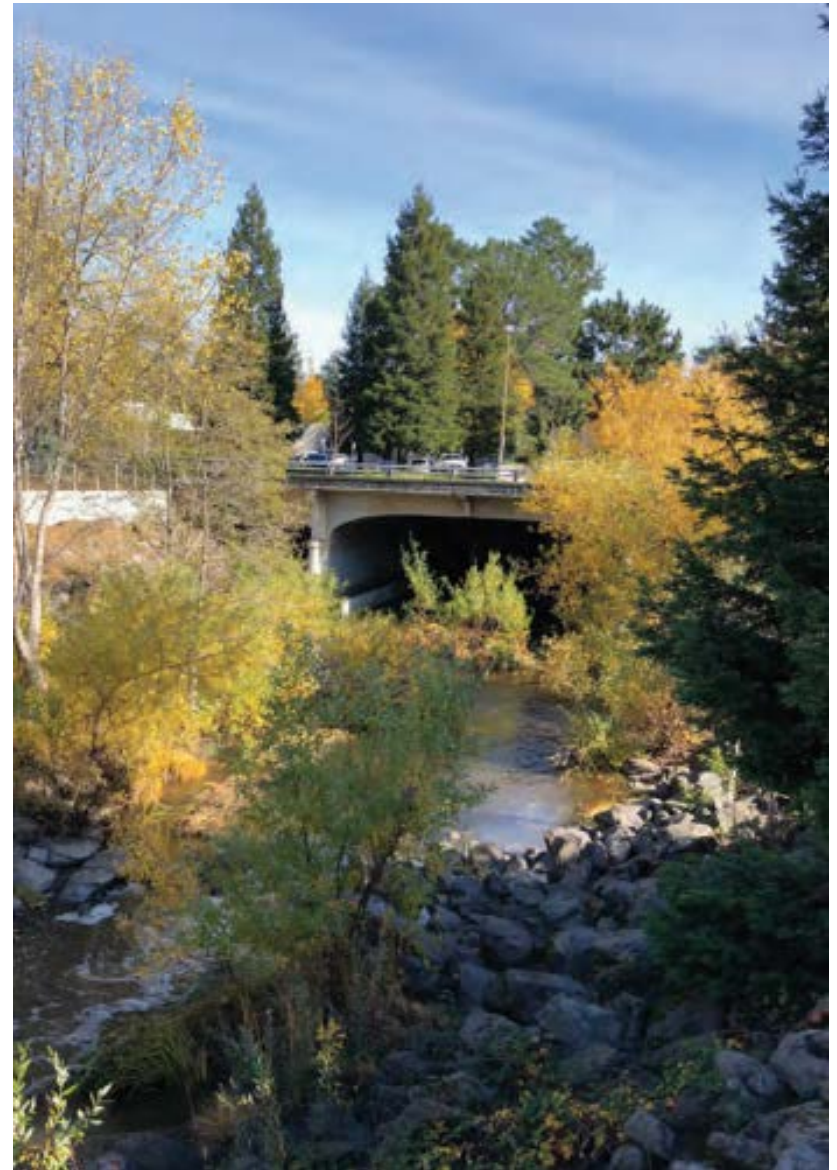
- Seek to reduce the visual impact of new development on most residential areas within preservation districts
  - Front setbacks, front building stepbacks, daylight planes, and ground floor orientation
  - Surface parking areas prohibited between sidewalk and building façade
  - Rear stepbacks applied to new development on specified sites





# Creek Activation Transition

- Promote use and visibility of creek areas
- New buildings required to have pedestrian entrance, and stoops facing creek
- Pedestrian pathways to connect the new development to the creekside trail network
- One activating use, or two activating design features, required



# 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 formal 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.



# Various Additional Amendments

- Vehicle parking minimums removed - bicycle parking minimums retained
- Clarification of setback requirements and exceptions Section
- Standards for Specific Land Uses Chapter
  - Home occupation
  - Mixed-use
  - Live/work and Work/live
  - Sidewalk cafés
  - Outdoor display and sales
  - Large grocery stores
- Addition of EV Sale



# General Plan and Specific Plan Amendments

St Rose  
Preservation  
District: 12  
Contributor  
Properties

10/13 Council  
Adoption: FAR  
Removal



# General Plan and Specific Plan Amendment

General Plan Amendment:

Table 2-1 footnote: "except for when density maximums are established in the Core Mixed Use land use designation as shown in the table above."

Specific Plan Amendment:

Amend New Policy LU 2.7 (page 2-17): On properties where no FAR is established the building height shall be limited to 5 stories or a maximum of 55 feet.





# Recommendation

Resolution recommending to Council approval of text amendments to the General Plan and DSASP implementing FAR Removal from 12 contributor parcels

AND

Resolution recommending to Council approval of the proposed Zoning Code Map and Text Amendments to implement the Downtown Station Area Specific Plan (DSASP)



# Questions / Comments

