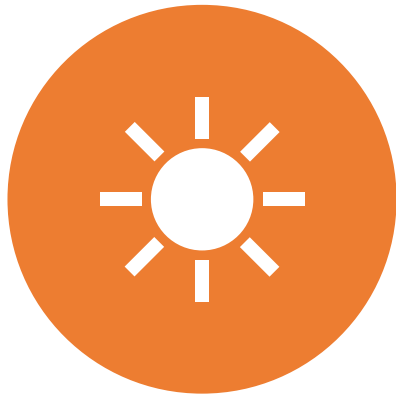


Downtown Station Area Specific Plan and Historic Preservation Districts

Amy Nicholson, Senior Planner

July 2, 2021

Downtown Station Area Specific Plan



PRESENTED TO CHB IN
SUMMER AND FALL OF 2020



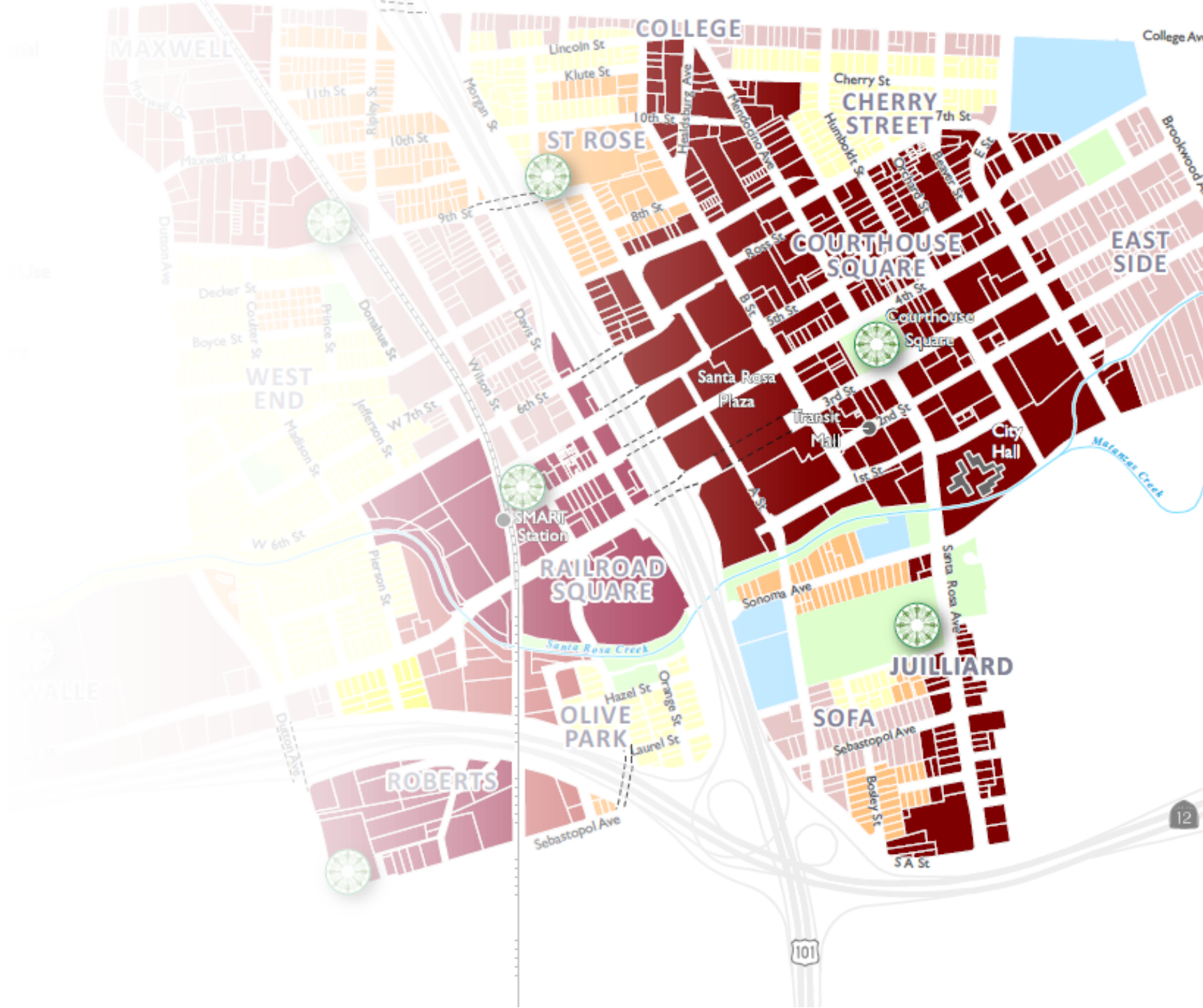
ADOPTED BY COUNCIL IN
FALL 2020



PURPOSE OF PRESENTATION

New Land Uses & Zoning Districts

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



Floor Area Ratio (FAR)

- Regulates allowable building area
 - Site in sq. ft. x FAR
- All properties with new land uses have FAR values
 - Exception - Contributor Properties on B Street



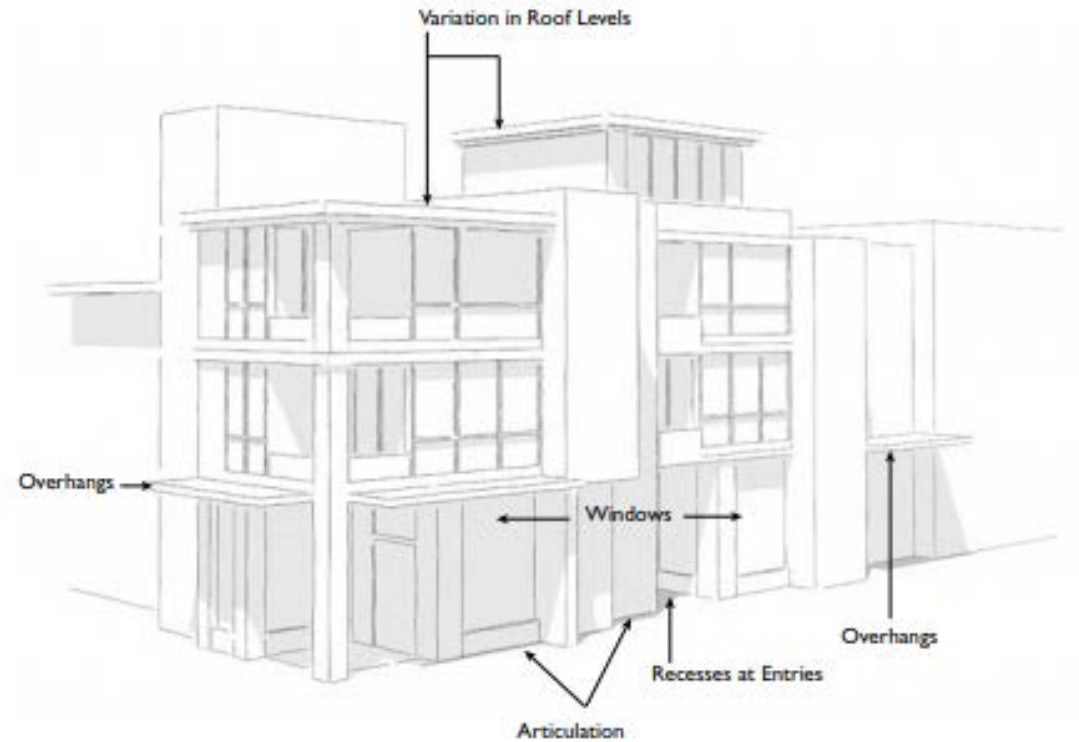


Site Design and Building Placement

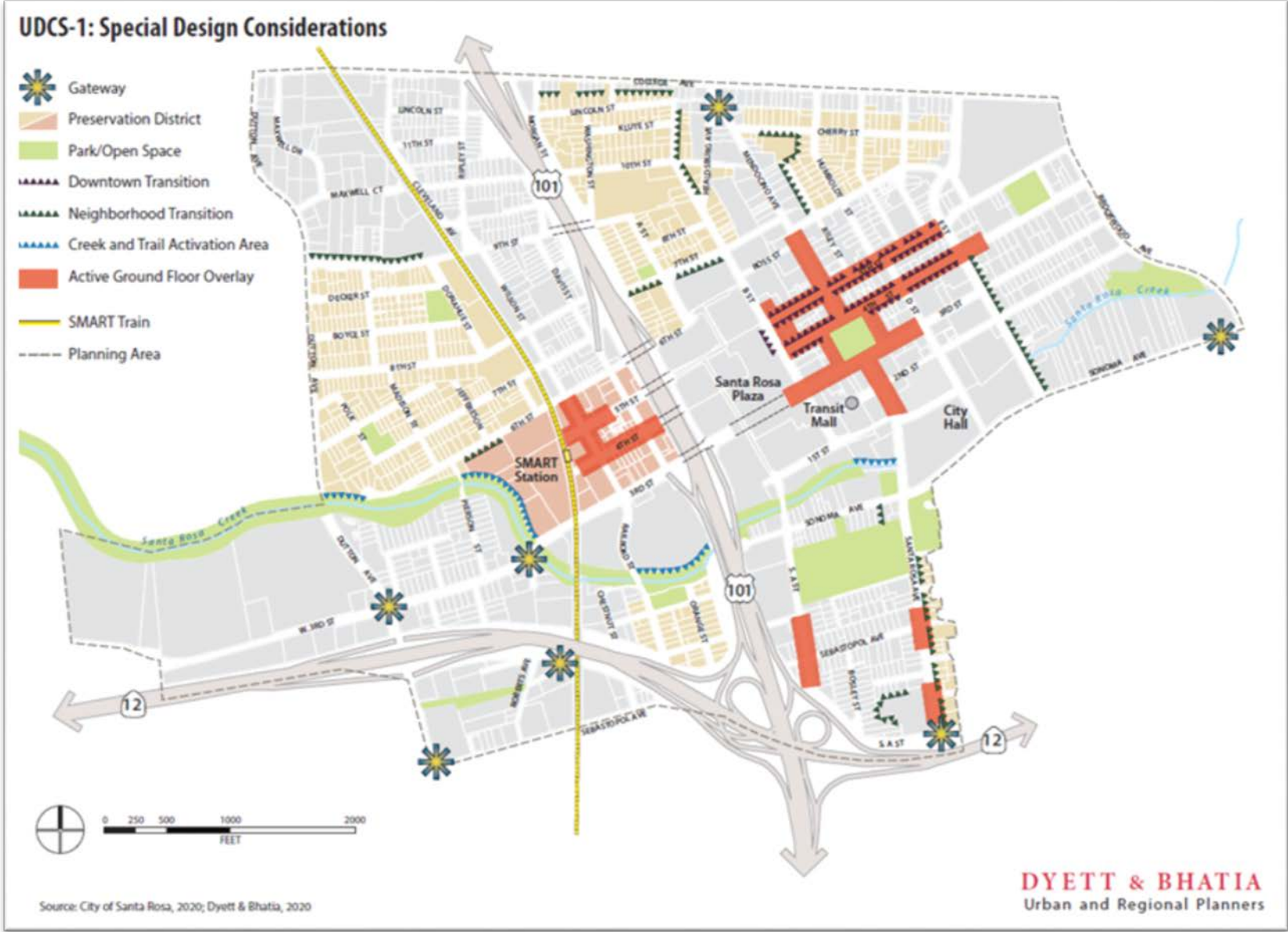
- Implemented through CMU, SMU, MMU, and NMU districts
- Standards address:
 - *building setbacks*
 - *tower separation requirements*
 - *on-site parking*
 - *shadows analysis*

Building Design

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

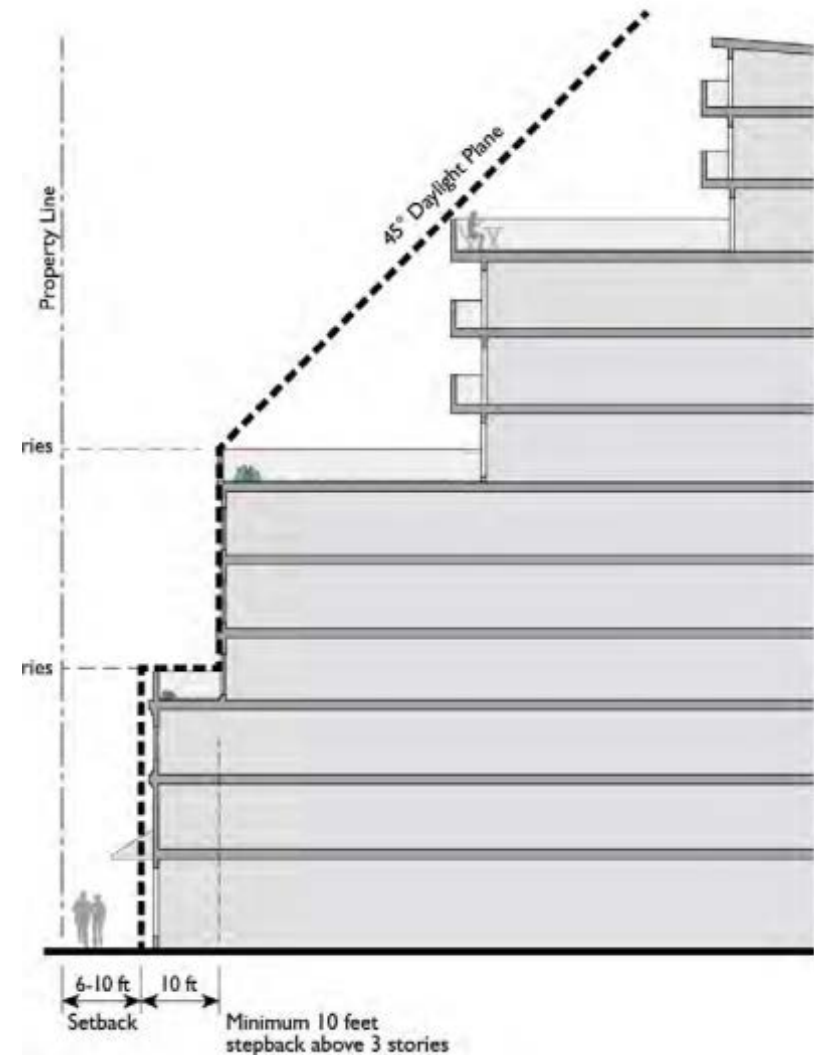


Downtown Station Area Combining District (-DSA)



Neighborhood Transition

- 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





Other Transitions

Downtown Transition

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

Creek and Trail Activation

- Promotes 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
- Access to off-street parking discouraged from streets - surface parking prohibited between sidewalk and building façade



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:
 - *Mandatory joint DRB/CHB Concept Review*
 - *Independent Board review for LMA and Design Review entitlements (permits)*
- Cultural Heritage Board quorum section modified
 - *Majority of quorum*

Added or Amended Criteria for Decision

- Zoning Code consistency
- General Plan and Specific Plan consistency
- Compatibility of proposed change with adjacent or nearby landmark structures or preservation district structures *that have been identified as contributors to the respective district;*
- Consistency with applicable Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring and Reconstructing –Historic Buildings (2017)

Other Criteria for Decision

- The proposed changes are consistent with applicable zoning standards except as directed by Zoning Code Section [20-12.020](#);
- Whether the proposed change implements the General Plan and any applicable specific plan;
- **The consistency of the proposed change with the original architectural style and details of the building;**
- The compatibility of the proposed change with any adjacent or nearby landmark structures or preservation district structures that have been identified as contributors to the respective district;
- **The consistency and/or compatibility of the proposed textures, materials, fenestration, decorative features and details with the time period of the building's construction;**
- **Whether the proposed change will destroy or adversely affect important architectural features;**
- Consistency with applicable Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring and Reconstructing Historic Buildings (2017 Revision); and
- **Other matters, criteria and standards as may be adopted by resolution of the CHB**

Questions?
