



CITY OF MILWAUKIE

AGENDA

March 16, 2020

DESIGN AND LANDMARKS COMMITTEE

Milwaukie City Hall
10722 SE Main St
www.milwaukieoregon.gov

1.0 Call to Order — Procedural Matters

2.0 Meeting Notes – Motion Needed

2.1 March 2, 2020

3.0 Information Items

4.0 Audience Participation — This is an opportunity for the public to comment on any item not on the agenda

5.0 Public Meetings — None

6.0 Worksession Items

- 6.1 Summary: Downtown design review process (continued)
Staff People: Brett Kelter, Associate Planner; Elizabeth Decker, JET Planning
- Discussion—Revised draft of Elements B-D

7.0 Other Business/Updates

8.0 Design and Landmarks Committee Discussion Items — This is an opportunity for comment or discussion for items not on the agenda.

9.0 Forecast for Future Meetings:

March 31, 2020	Annual volunteer appreciation dinner (@Milwaukie Center)
April 6, 2020	Downtown design review (test cases)
May 4, 2020 (tentative)	Downtown design review (review final draft amendments)

Milwaukie Design and Landmarks Committee Statement

The Design and Landmarks Committee is established to advise the Planning Commission on historic preservation activities, compliance with applicable design guidelines, and to review and recommend appropriate design guidelines and design review processes and procedures to the Planning Commission and City Council.

1. **PROCEDURAL MATTERS.** If you wish to speak at this meeting, please fill out a yellow card and give to planning staff. Please turn off all personal communication devices during meeting. For background information on agenda items, call the Planning Department at 503-786-7600 or email planning@milwaukieoregon.gov. Thank You.
2. **DESIGN AND LANDMARKS COMMITTEE MEETING MINUTES.** Approved DLC Minutes can be found on the City website at www.milwaukieoregon.gov.
3. **CITY COUNCIL MINUTES** City Council Minutes can be found on the City website at www.milwaukieoregon.gov.
4. **FORECAST FOR FUTURE MEETING.** These items are tentatively scheduled, but may be rescheduled prior to the meeting date. Please contact staff with any questions you may have.

Public Meeting Procedure

Those who wish to testify should come to the front podium, state his or her name and address for the record, and remain at the podium until the Chairperson has asked if there are any questions from the Committee members.

1. **STAFF REPORT.** Each design review meeting starts with a brief review of the staff report by staff. The report lists the criteria for the land use action being considered, as well as a recommendation with reasons for that recommendation.
2. **CORRESPONDENCE.** Staff will report any verbal or written correspondence that has been received since the Committee was presented with its meeting packet.
3. **APPLICANT'S PRESENTATION.**
4. **PUBLIC TESTIMONY IN SUPPORT.** Testimony from those in favor of the application.
5. **NEUTRAL PUBLIC TESTIMONY.** Comments or questions from interested persons who are neither in favor of nor opposed to the application.
6. **PUBLIC TESTIMONY IN OPPOSITION.** Testimony from those in opposition to the application.
7. **QUESTIONS FROM COMMITTEE MEMBERS.** The committee members will have the opportunity to ask for clarification from staff, the applicant, or those who have already testified.
8. **REBUTTAL TESTIMONY FROM APPLICANT.** After all public testimony, the Committee will take rebuttal testimony from the applicant.
9. **CLOSING OF PUBLIC MEETING.** The Chairperson will close the public portion of the meeting. The Committee will then enter into deliberation. From this point in the meeting the Committee will not receive any additional testimony from the audience, but may ask questions of anyone who has testified.
10. **COMMITTEE DISCUSSION AND ACTION.** It is the Committee's intention to make a recommendation this evening on each issue on the agenda. Design and Landmarks Committee recommendations are not appealable.
11. **MEETING CONTINUANCE.** Prior to the close of the first public meeting, *any person* may request an opportunity to present additional information at another time. If there is such a request, the Design and Landmarks Committee will either continue the public meeting to a date certain, or leave the record open for at least seven days for additional written evidence, argument, or testimony.

The City of Milwaukie will make reasonable accommodation for people with disabilities. Please notify us no less than five (5) business days prior to the meeting.

Milwaukie Design and Landmarks Committee:

Cynthia Schuster, Chair
Brett Laurila, Vice Chair
Mary Neustadter
Tracy Orvis
Evan Smiley

Planning Department Staff:

Denny Egner, Planning Director
David Levitan, Senior Planner
Brett Kelter, Associate Planner
Vera Kolias, Associate Planner
Mary Heberling, Assistant Planner
Tempest Blanchard, Administrative Specialist II

**CITY OF MILWAUKIE
DESIGN AND LANDMARKS COMMITTEE
NOTES**

**Milwaukie City Hall
10722 SE Main St
Monday, March 2, 2020
6:30 PM**

COMMITTEE MEMBERS PRESENT

Cynthia Schuster, Chair
Brett Laurila, Vice Chair
Mary Neustadter
Tracy Orvis

STAFF PRESENT

Brett Kelter, Associate Planner (staff liaison)
Denny Egner, Planning Director

OTHERS PRESENT

Elizabeth Decker, JET Planning

MEMBERS ABSENT

Evan Smiley

1.0 Call to Order – Procedural Matters

Chair Cynthia Schuster called the meeting to order at 6:31 p.m.

2.0 Design and Landmarks Committee Notes

2.1 February 3, 2020

Chair Schuster called for any revisions to the February meeting notes; there were none, and the notes were approved unanimously.

3.0 Information Items

Associate Planner Brett Kelter gave a quick report on the annual leadership summit meeting held February 11 with the City Council and chairs of the various other citywide boards and committees. It was a chance for the City Recorder's office to promote some standardization of bylaws and meeting procedures, which seemed less significant for the Design and Landmarks Committee (DLC) since this group already has an established process for its operation.

Mr. Kelter reminded the members of the annual volunteer appreciation dinner scheduled for March 31 (6:00 – 8:00 p.m. at the Milwaukie Center), for which invitations should be sent out shortly. He encouraged everyone to attend and take the opportunity to meet some of the other volunteers in the community while receiving the City's gratitude for all their efforts. At the request of the event's coordinators, he took a few photos of the members present, to be included in a looping slide show at the event.

4.0 Audience Participation – None

5.0 Public Meetings – None

6.0 Worksession Items

6.1 Downtown design review process (continued)
Staff People: Brett Kelter, Denny Egner, Elizabeth Decker

Mr. Kelter reopened this worksession item with introductions. **Elizabeth Decker** explained that she is a consultant (her firm is JET Planning) and had worked with the SERA team that developed the draft amendments the group has been working through. **Denny Egner** reintroduced himself as the Planning Director, and the group members reintroduced themselves

as well. **Mr. Kelter** explained the plan for the evening—to discuss the downtown design review process and applicability, then follow up on the Weather Protection element, and finally discuss the four element sections that Ms. Decker had revised to include in the packet. He appreciated the group being willing to stay until at least 8:30 p.m. if possible.

Mr. Kelter walked through a power point presentation to review the background of the current code structure and how the design guidelines fit in to the design review process. He noted the group's earlier finding of gaps between the existing guidelines and the current design elements, leading to the current effort for alignment. He highlighted the fact that there are separate standards and guidelines for multifamily development across the whole city and not just downtown and suggested that one issue to resolve was whether multifamily projects downtown should meet only those multifamily-specific standards or if some of the design elements being clarified with the update project should also apply. He pointed out the current applicability triggers for different types of projects and the review type and approval criteria for each.

Mr. Kelter noted that, for Type II decisions, the Planning Director is the decision maker and that the DLC did not have a formal role in reviewing them. **Planning Director Denny Egner** indicated that his own inclination would be to involve the committee in the review as almost a part of the staff team, calling on the DLC's expertise to help inform his decision. There was a suggestion to consider writing the committee more clearly into the review process, perhaps either just before or just after the preapplication conference stage.

Ms. Decker presented some ideas for consideration regarding applicability triggers and providing both clear and objective and discretionary review paths. She noted examples of how the design review process works in a few other nearby communities and identified the following key questions for the group's consideration:

- If we are going to create nuanced design guidelines, which types of projects (size, location, cost, project type/uses) would most benefit from DLC review? How to best employ DLC review capacity?
- If we are going to develop robust design standards, which types of projects can most benefit from a nondiscretionary review?
- Should multifamily projects downtown automatically be subject to the downtown design standards, regardless of whether they already meet the multifamily standards or guidelines of 19.505.3?

The group discussion included a point about providing a higher standard in general along Main Street, with the guidance perhaps going even further in setting the bar for Main Street. **Chair Schuster** and **Committee Member Tracy Orvis** agreed that size was an important consideration for triggering design review, as it could be hard to keep large projects from seeming monolithic. **Committee Member Mary Neustadter** wondered whether there should be a distinction made between rehabilitation projects and new construction, suggesting that rehabilitation projects do not usually need as much scrutiny as new construction. **Vice Chair Brett Laurila** agreed that the question of how to handle multifamily and mixed-use projects was an important one. There was some difference of opinion about whether large-scale projects that can meet the design standards should still be subject to discretionary review—this will be discussed further as the update project moves forward.

The group then worked through the various questions identified in the working draft for Element I (Weather Protection), giving staff guidance about needed revisions and the direction to go with edits.

Lastly, the members dove back in to the first element (Element A, Site Frontage) and addressed the questions provided in the discussion guide. One suggestion was to consider setting a range

of adjustments for some of the dimensional standards, to provide an opportunity for some flexibility in the nondiscretionary review process. **Mr. Egner** described some of the reasoning behind the different percentages of required minimum frontage occupancy for different streets downtown and noted the challenges that come with holding every street frontage to the same high standard as Main Street, especially since the potential for full-block redevelopment is limited. **Chair Schuster** suggested looking back at the diagram the group highlighted at an earlier meeting. It was noted that the guidance language needs to be significantly shored up across most elements to ensure that it is adequately reflecting the quality demanded by the corresponding standards.

Given the late hour, the group agreed to suspend the conversation for the evening and to come back at a special meeting on March 16 to go through Elements B-D.

7.0 Other Business/Updates

7.1 Update on recruitment of youth members

Mr. Kelter noted that interviews with potential youth members for various boards and committees were held a few weeks ago, with a few no-shows and a host of new applications coming in at the last minute. The City Recorder's office is coordinating a second set of interviews—**Mr. Kelter** will keep the group posted as things develop.

8.0 Design and Landmarks Committee Discussion Items – None

9.0 Forecast for Future Meetings

March 16, 2020	Special meeting
April 6, 2020	Regular meeting
May 4, 2020 (tent.)	Regular meeting

Chair Schuster adjourned the meeting at 9:00 p.m.

Respectfully submitted,
Brett Kelter, Associate Planner

Cynthia Schuster, Chair



CITY OF MILWAUKIE

To: Design and Landmarks Committee

Through: Dennis Egner, Planning Director

From: Brett Kelter, Associate Planner

Date: March 9, 2020

Subject: Worksession Item 6.1

BACKGROUND: Downtown design review process (continued)

These materials include the following:

- New draft of proposed Downtown Design Review code (partial)
(continued from March 2 discussion)
 - Discussion Guide
 - Element B (Wall Structure & Building Façade Details)
 - Element C (Exterior Building Materials)
 - Element D (Façade Transparency)

Downtown Design Review Update

Discussion Guide

Revised for March 16, 2020

Element B – Wall Structure & Building Façade Detail

1. *For this and other elements, should multifamily residential, townhouses, and live/work should have to meet the applicable residential standards, downtown standards, or some combination of the two?*
 - In Element B, it was originally proposed that multifamily residential meet both the downtown standards and the multifamily standards/guidelines, which was messy with high potential for conflicts. As now proposed, multifamily would only have to meet the residential standards unless there are additional design elements specific to downtown that DLC feels should be required.
2. *If built, what additional standards are desired for downtown ground-floor residential above and beyond the applicable residential standards?*
 - As currently regulated in 19.304, ground-floor residential could be built anywhere in downtown except for Main Street south of Scott Street.
3. *Should tripartite design be required for all buildings in downtown? What alternatives could be considered?*
 - The standard requires tripartite design, but the guidance is a little less clear. The guidance could be clarified to require tripartite design for all buildings, or to allow some flexibility for alternative building designs.
4. *How much of the building base should be constructed of “heavier” materials such as concrete, stone, and brick?*
 - One approach to designing the building base is to require a foundation 12-30 inches tall around the bottom; another approach is to require those materials for the entire first floor. Consider the overlap with Element C, which permits a wider range of materials for the ground-floor façade than just concrete, stone, and brick.
5. *Could Standard 1-B.3 be deleted? Are there articulation goals underlying the standard that could be met through alternative treatments?*
 - Standard 1-B.3 requires significant breaks every 150 ft that are recessed by 20 ft, which seems to be at odds with requirements to create a continuous, cohesive building presence along the front lot line to engage the street.

Element C – Exterior Building Materials

1. *How should interior renovations or projects that add significant floor area, but that do not add new façade area, be treated within the proposed hierarchical standards? Should only façade modifications trigger upgrades, or should the total value/area of renovations determine whether upgrades are needed?*
 - Consider how materials standards should apply to existing buildings that are being renovated, with a potential three-part standard:
 - For “small” projects, no requirement to meet the materials standards for the existing or new portion of the façade, based on rationale that a small amount of contrasting materials would undermine cohesive façade design.
 - For “medium” projects, requirement to meet the materials standards for the new portion of the façade, which moves the façade closer to compliance but limits financial and construction obligations to change existing façade.
 - For “large” projects, requirement to meet the materials standards for the entire façade. Consider whether it is feasible to replace existing façade materials to meet this requirement.
2. *Should non-street-facing façades be subject to materials standards?*
 - As written, the standards only regulate materials on street-facing façades, but there is guidance on attractive rear façades. One or both should be rewritten to address the same design goals, with consideration given to design priorities.

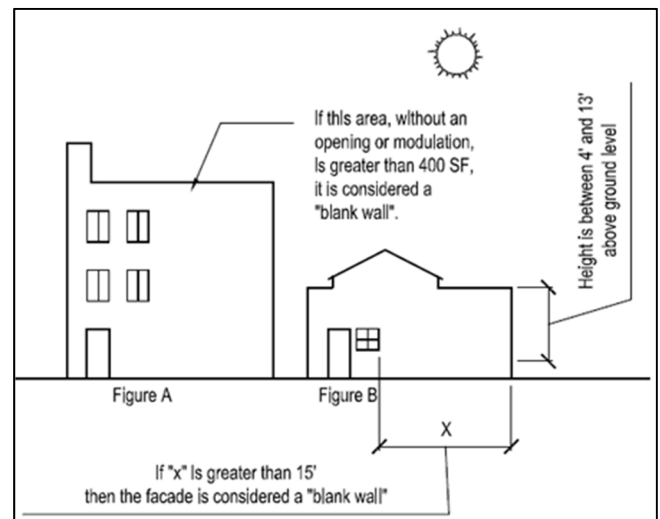
Element D – Façade Transparency

1. *What are the goals for development along McLoughlin Boulevard that balance existing conditions of the buildings, street, and Milwaukie Bay Park with future development opportunities? What is the appropriate scale, given the high car presence, and opportunities for pedestrians at crosswalks and Milwaukie Bay Park?*
 - Consider whether it should meet standards similar to Main Street, aimed at creating walkable, pedestrian scale uses, larger scale aimed at passing vehicles, or a hybrid. Specifically:
 - *In Element A, what combination of building presence, frontage occupancy, setbacks, and active ground floor use should apply to McLoughlin Boulevard?*
 - *In Element D, what percentage of transparency should apply to McLoughlin Boulevard?*

2. *To what degree should the standards be incorporated into a discretionary review process? Are the standards seen as informing the guidelines, or are they entirely separate? For example, if the standard requires 70% transparency and the guideline requires a high-percentage of transparency, does the 70% inform the guideline (while leaving flexibility to vary from 70%) or how else is “high-percentage” interpreted?*
3. *To what extent should garage doors be addressed by the standards and guidelines, from the perspective of materials and transparency?*
 - One approach is that they simply be subject to the same standards as the rest of the façade, in terms of avoiding blank walls and using quality materials.
 - *Are there other aspects of garage doors that merit further regulation and/or specific concerns observed in previous projects?*

Blank Walls

1. *What size and/or length defines a blank wall?*
 - Original proposed standards were for max 375 sq ft for nonresidential and mixed-use projects, and 750 sq ft for residential. Revised proposal is for 450 sq ft (required 15 ft ground-floor height x 30 ft) or 30 linear feet, whichever is less, for nonresidential. Consider also an example from Redmond, WA: →



Credit: City of Redmond, WA, Figure 21.60.0400

2. *What treatments effectively address a blank wall, when considered in the context of the 30-ft wide architectural bays required by Element B? Can a lack of windows or doors to create transparency within the 30-ft wide bay be remedied by more articulation to break up the 30 feet, landscaping, and/or murals?*

Downtown Design Review

Subsection 19.508.4 (Building Design)

Element B – Wall Structure & Building Façade Details

Purpose/Intent

To add visual interest to buildings and enhance the street environment with continuous and varied wall structures. Use design features and details to break down the scale and mass of a building in order to create comfortable, pedestrian-friendly environments and enclosure to public areas.

Design Standards

1. Nonresidential and mixed-use buildings are subject to the following standards:

A. Vertical Articulation

Buildings of 2 stories and above must be divided vertically to create a defined base, middle and top by incorporating the following elements:

- 1) Base. The building foundation must have a minimum height of 30 inches and must be constructed of brick, stone, or concrete, excluding windows, entrances and garage openings.
- 2) Middle. The middle of the building between the top of the ground floor and top of the highest floor shall incorporate at least one of the following elements:
 - a) A change in exterior building materials and/or material color between the ground floor and upper floors.
 - b) Street-facing balconies or decks at least 2 ft deep and 4 ft wide for at least 25% of the length of the building.
 - c) A 6-ft minimum building step-back on the third floor or higher for at least 25% of the length of the building.
 - d) Horizontal architectural elements such as masonry string courses, ledges, and water tables at least 8 in tall that project or recess at least 1 in from the building face and extend across a minimum of 75% of the façade length.
- 3) Top. The top of the building extends from the ceiling of the uppermost floor to the highest vertical point on the roof of the building. The building top must be distinguished from the building facades by one of the following:
 - a) Cornice or wall cap including a change of materials with a minimum projection of 18 in and minimum height of 9 in.
 - b) A pitched or overhang roof with a minimum fascia height of 7 in.

B. Horizontal Articulation

- 1) The street-facing façade must be divided into distinct wall planes that are no more than 30 ft on center by incorporating at least one of the following every 30 linear feet:
 - a) Columns, piers, pilasters and revealed structural elements projecting a minimum of 4 in from the building face.
 - b) A change in wall plane of not less than 24 in deep and 24 in wide. Breaks may include but are not limited to an offset, recess, window reveal, or similar architectural feature.
 - c) Architectural bays projecting 4 inches or more from the building face, with windows covering at least 50 percent of the projected wall area.
- 2) Horizontal datum lines—such as belt lines, cornices, or upper-floor windows—must line up with adjacent facades if applicable.
- 3) Significant breaks must be created along building façades at least every 150 linear ft by either setting the façade back at least 20 ft or breaking the building into separate structures. Breaks must be at least 15 ft wide and shall be continuous along the full height of the building. The area or areas created by this break must meet the standards of Subsection 19.304.5.H.

C. Rooftop Design

These standards are provided in conjunction with those established in Element L (Roof Screening).

- 1) The roof of a building must follow one (or a combination) of the following forms:
 - a) Flat roof (less than 1/12 pitch) or low-slope roof (between 1/12 and 4/12 pitch)
 - b) Hip roof
 - c) Gabled roof
 - d) Dormers
 - e) Shed roof
- 2) Roofs are subject to the following standards as applicable:
 - a) Unless there is no rooftop equipment, all flat or low-slope roofs must be architecturally treated or articulated with a parapet wall that projects vertically above the roofline at least 12 in and/or a cornice that projects from the building face at least 6 in.
 - b) All hip or gabled roofs exposed to view from adjacent public or private streets and properties must have a minimum 4/12 pitch.
 - c) Sloped roofs must have eaves, exclusive of rain gutters, that project from the building wall at least 12 in.

- d) When an addition to an existing structure, or a new structure, is proposed in an existing development, the roof forms for the new structure(s) must have similar slope and be constructed of the same materials as the existing roofing.
2. Exemptions. The following residential-only uses are exempt from the standards of this section and shall meet the applicable residential design standards:
 - A. Multifamily residential-only buildings are subject to the objective standards of Subsection 19.505.3.D.6, with the exception of the private and public open space requirements of Subsections 19.505.3.D.1 and D.2. The open space requirements of Element C (Pedestrian-Oriented Open Space) and Element E (Private Open Space) apply to multifamily residential-only buildings.
 - B. Rowhouses are subject to the objective standards of Subsection 19.505.5, as revised by Subsection 19.304.3.B.
 - C. Live/work units are subject to the objective standards in Subsection 19.505.6.

Guidance

1. Street walls should engage the street, achieving a distinct and high-quality treatment that contributes to downtown as a community center.
2. Building walls should provide a sense of continuity and enclosure to the street, creating a “street wall.” They should also include vertical (tripartite façade of base, middle, and top) and horizontal (bays and articulation) divisions to provide a human scale to the space of the street. Such vertical and horizontal architectural elements should create a coherent pattern and visual interest and to make large buildings appear inviting.
3. The rooftop should be considered a “fifth façade” of the building and should accordingly be designed to high visual value.
4. Buildings should avoid blank wall faces on street-facing façades, particularly on ground floors and building corners at street intersections.
5. Building façades clearly demarcate areas of visual interest, highlighting entries or displays. Massing should be purposeful and cohesive, boldly showing depth and/or visual lightness to enrich the pedestrian zone.

Notes on Figures

- *Keep graphic illustrating horizontal building façade details (Figure 19.508.4.A.2.b)*
- *Keep graphic on flat roof with parapet or cornice (Figure 19.508.4.F.2.b)*
- *Keep graphic on pitch and gable roofs (Figures 19.508.4.F.2.c&d)*
- *Keep graphic on vertical building façade details (Figure 19.508.4.A.2.a)*
- *Use new graphic provided in draft with photo illustrating 10 design features*

Downtown Design Review

Subsection 19.508.4 (Building Design)

Element C – Exterior Building Materials

Purpose/Intent

To encourage the use of high-quality building materials that highlight architectural elements, create a sense of permanence, are compatible with downtown Milwaukie and the surrounding built and natural environment, and activate the building around the pedestrian realm.

Design Standards

1. New Buildings

The following standards are applicable to the street-facing façades of all new buildings. For the purposes of this standard, street-facing façades are those abutting streets, courtyards, and/or public squares in all of the downtown. Table 19.508.4.D specifies the primary, secondary, and accent material types referenced in this standard.

A. Façade coverage (refer to Table 19.508.4.D regarding materials)

1) For ground-floor or street-level façades:

- a. Primary materials (including glazing) must be utilized for at least 90% of each applicable building façade.
- b. Secondary and/or accent materials are permitted on no greater than 10% of each applicable building façade.

2) For upper-floor façades:

- a. Primary materials (including glazing) must be utilized for at least 65% of each applicable building façade.
- b. Secondary materials are permitted on no greater than 35% of each applicable building façade.
- c. Accent materials are permitted on no greater than 10% of each applicable building façade as trims or accents (e.g., flashing, projecting features, ornamentation, etc.).

3) In addition to those materials listed in Table 19.508.4.D, similar materials may be approved by the Planning Director for use as primary, secondary, or accent materials consistent with this section. Decisions shall be processed as a Director's Determination consistent with Section 19.903.

B. First-floor materials must wrap around to the non-street-facing façade of the building to minimum depth of 10 ft or to the edge of the abutting building, whichever is less.

Table 19.508.4.D Exterior Building Materials for Residential, Nonresidential, and Mixed Use Buildings		
	Allowed Status of Material P = Primary S = Secondary A = Accent	
Material Type	Street-Facing, Ground-Floor Faces (1 st story down to sidewalk)	Upper-Levels & Non-Primary Faces
Brick or brick veneer	P	P
Architectural concrete block or veneer	P	S
Natural concrete block or veneer (with finish)	P	P
Architectural treated poured in place concrete	P	S
Tilt-up concrete walls (finished)	P	P
Pre-cast concrete	P	P
Stone veneer (natural or manufactured)	A	A
Stucco (topcoat with sand finish)	P	P
Metal siding = Finished metal panels (e.g., anodized aluminum, stainless steel, copper) featuring a polished, brushed, or patina finish	P	P
Composite wall panels	P	P
Ceramic tile	S	S
Finished natural wood siding and composite wood siding	A	A
Fiber-reinforced cement siding and panels (5/16-in or thicker)	S or A	P
Fiber-reinforced cement siding and panels (less than 5/16-in and through colors)	A	S or A
Glazing (refer to Façade Transparency element)	P	P

2. Existing Buildings

For expansions of, and/or additions to, existing buildings or structures, only the section of the street-facing façade(s) of the expansion or addition is required to meet the standards of C.1.

- A. Expansions, additions or modifications to the existing façade area that affect less than 25% of the existing façade area, as measured in square feet, or 500 sq ft of façade area, whichever is less, of new street-facing façade(s) shall be exempt from Element C.

Guidance

1. Exterior materials and finishes should be durable, long lasting and low maintenance, and create a sense of permanence and high quality.
2. Building materials should include a palette that is visually interesting, coherent, related to its place, and observant of environmental elements of our region. A hierarchy of materials should be incorporated to distinguish ground floors and upper floors.
3. Ground-floor materials should consist primarily of a simple palette of long-lasting materials such as brick, stone, or concrete to create a sense of groundedness.
4. For existing development, new and existing materials should create a unified appearance. New materials should be durable, long lasting and low maintenance.
5. Provide attractive rear facades that match the dominant materials and colors used on street-facing facades of the building, though the design may be simpler.

Notes on Figures

- *Keep graphic on exterior wall standards (Figure 19.508.4.D.2)*

Downtown Design Review

Subsection 19.508.4 (Building Design)

Element D – Façade Transparency

Purpose/Intent

To activate building interiors and exteriors by ensuring transparency through the building, exposing ground-floor commercial and public uses of buildings, and promoting a safe pedestrian environment through visibility, lighting, and “eyes on the street” techniques.

Design Standards

1. Nonresidential and Mixed-Use Buildings

A. Ground Floor or Street Level

1) Primary Streets

For ground-floor uses on block faces along Main St and McLoughlin Blvd, a minimum of 50% of the ground-floor street-facing wall area must consist of openings (i.e., windows and the glazed portions of doors.) The ground-floor street wall area is defined as the area from 3 ft above finished grade to the bottom of the ceiling joists or, where there is no ceiling, to the bottom of the roof rafters of the space fronting the street or 12 ft above finished grade, whichever is less.

2) Other Streets

For all other block faces, a minimum of 40% of the ground-floor street-facing wall area must consist of openings (i.e., windows and the glazed portions of doors).

B. Upper Level

Along all block faces, the following standards are applicable on the upper-level building façades facing a street or public space:

1) Upper building stories must provide a minimum of 30% glazing. For the purposes of this standard, minimum glazing includes windows and any glazed portions of doors.

2) The required upper-floor window/door percentage does not apply to floors where sloped roofs and dormer windows are used.

C. Blank walls that contain no transparency such as windows and doorways are limited to 450 sq ft or 30 linear feet, whichever is less, when facing a public street, unless required by the Building Code. In instances where a blank wall exceeds 450 sq ft or 30 linear feet, at least one of the following techniques must be employed:

1) Articulate the wall with projections or recesses consistent with Element B.

- 2) Provide a landscaped planting bed at least 5 ft wide or raised planter bed at least 2 ft high and 3 ft wide in front of the wall, with plant materials that obscure or screen at least 50% of the wall's surface within three years.
- 3) Provide a public art mural or original art mural, as defined in Section 20.04.020, over at least 50 percent of the blank wall surface.

2. Residential-Only Buildings

- A. 25% of the total street-facing wall area must consist of openings (i.e., windows and the glazed portions of doors).
- B. Blank walls that contain no transparency such as windows and doorways are limited to 750 sq ft when facing a public street, unless required by the Building Code. In instances where a blank wall exceeds 750 sq ft, at least one of the following techniques must be employed:
 - 1) Articulate the wall with projections or recesses consistent with Element B.
 - 2) Provide a landscaped planting bed at least 5 ft wide or raised planter bed at least 2 ft high and 3 ft wide in front of the wall, with plant materials that obscure or screen at least 50% of the wall's surface within three years.
 - 3) Provide artwork (mosaic, mural, sculpture, relief, etc.) over at least 50 percent of the blank wall surface.

Guidance

1. Design nonresidential and mixed-use ground floors with high-percentage coverage of transparency at the pedestrian eye level, especially those from 4 ft to 8 ft above the ground plane.
 - a. Along Main St and McLoughlin Blvd, buildings should incorporate a minimum of 50% transparency of the ground-floor street wall area, or achieve a similar degree of transparency.
 - b. Along all other streets, buildings should incorporate a minimum of 40% transparency of the ground-floor street wall area, or achieve a similar degree of transparency.
2. Design nonresidential and mixed-use upper floors with sufficient transparency coverage, consistent with ground floor treatment.
3. Design residential ground floor transparency coverage to balance transparency and privacy for residents.
4. Arrange transparent openings to provide balanced coverage of the façade and prevent blank walls.
5. Design window and doors to maximize transparency and flexibility for ongoing use and adaptation that can be integrate into planned and future building uses and operations,

considering such future treatments as shades, curtains, security fencing, and product shelving near windows or doors.

Notes on Figures

- *Keep graphic on windows and doors (Figure 19.508.4.E)*

DRAFT