

Design Overlay Zone Assessment

DRAFT RECOMMENDATIONS FOR PUBLIC REVIEW - JANUARY 2017

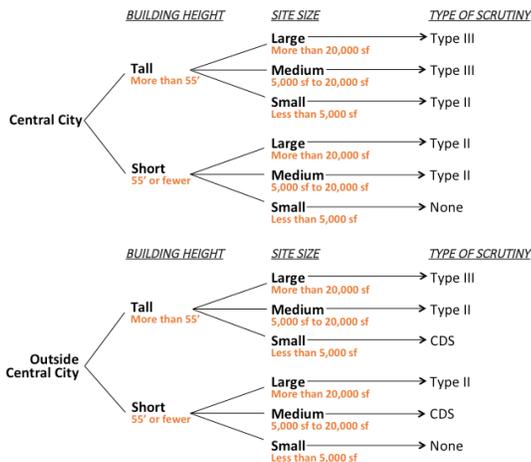
Draft Recommendations

The consultant team's draft recommendations are currently available for public review. The Bureau of Planning and Sustainability and the Bureau of Development Services will work in partnership to implement any future amendments to the zoning code, design guidelines and review procedures for the design overlay zones.

A | Processes

1. Adjust the thresholds for design review to provide a high level of review for larger projects in d-overlay districts but lessen the level of review for smaller projects. <priority >

- Restructure the thresholds based on two geographies: 1) Central City and 2) Neighborhoods: Inner, Western and Eastern — including Gateway.
- Modify thresholds for design review to reflect a tiered approach, based on the magnitude of change, as indicated below.



2. Improve the review processes with a charter, better management of meetings and training for both the Design Commission and staff.

- Adopt a new charter for the Design Commission. <priority>
- Manage Commission meetings more effectively. <priority>
- Provide training for staff.
- Convene regular Design Commission retreats.

3. Align the City's review process with an applicant's typical design process.

- Organize the City's review process to correspond to a project's typical design process.
- Focus deliberations. <priority>
- Require DARs for Type III reviews for larger projects in the Central City.

STAGE	SUBJECT	SUBMITTALS
Pre-App (with staff)	Pre-design	<ul style="list-style-type: none"> Site & Program Issues Identification Services/Utilities
DAR (optional: with Design Commission)	Early Schematic Design	<ul style="list-style-type: none"> Context Analysis Initial Concepts Configuration Massing Overall Site Plan
First Review (with Design Commission)	End of Schematic Design	<ul style="list-style-type: none"> Concept Elevations Ground Level Public Spaces Preliminary Materials Renderings
Decision Review (with Design Commission)	End of Design Development	<ul style="list-style-type: none"> Complete Design Refined Design Materials Details Exterior Lighting
Building Permit (with staff)	Construction Documents	<ul style="list-style-type: none"> CDs

4. Better communicate the role of urban design and the d-overlay tool.

- Improve public information and education. <priority>
- Hold applicant orientation "primers" on a regular basis.

5. Improve public notice.

- Post large signs noting impending reviews. <priority>
- Increase mailed notices for Type II and Type III reviews.



6. Require applicants to document response to neighborhood input.

Establish a formalized template for applicants to document community input.

7. Monitor and evaluate these amendments over the next 4 to 5 years.

- a. Document where changes are occurring and what the impacts are. The analysis should be evaluated by BPS, BDS, Design Commission, and Planning and Sustainability Commission.
- b. Formalize the annual reporting in Design Commission's "State of Design."

8. Consider establishing more than one Design Commission following a period of evaluation.

After implementing previous recommendations, the City should evaluate the results and, if needed, examine whether one or more additional commissions would be warranted.

B | Tools - General

1. Clarify and revise the purpose of the d-overlay and simplify terminology.

- a. Revise the purpose statement for d-overlay to reflect current thinking.
- b. Simplify d-overlay terminology.

2. Sync the Standards and Guidelines.

- a. Use a parallel structure for Standards and Guidelines.
- b. Combine the Standards and Guidelines into one document.
- c. Create a consistent format.
- d. Separate out historic review criteria.

3. Use the three tenets of design to simplify, consolidate, and revise the Standards and Guidelines. <priority>

- a. Respond to context.
- b. Elevate the public realm.
- c. Expand quality and permanence.



This cafe space is an example of successful transition between private and public at the ground floor of a building, with many elements for pedestrian interest and interaction.

4. Broaden "base / middle / top" to encompass other design approaches.

5. Recognize the unique role of public buildings in urban design.

C | Tools - Community Design Standards

1. Ensure that the CDS adds value to recently adopted base zoning codes. <priority>

Use the standards to add more specificity and design attention that adds value to areas with d-overlay.

2. Provide for optional ways of meeting standards. <priority>

D | Tools - Community Design Guidelines

1. In recrafting the Community Design Guidelines, recognize the changing nature of the city.

2. Collapse special district design guidelines into one citywide set.

E | Tools - Central City Fundamentals

1. Make refinements and revisit some of the guidelines.

2. Collapse the subdistrict guidelines into the Central City Fundamental Design Guidelines.

