

Objective Design Standards LUCA

Study Session

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Direction

Consider directing staff to initiate work on Objective Design Standards LUCA to comply with House Bill 1293.



Agenda

1. What is Design Review
2. Standard v. Guideline
3. HB 1293 Overview
4. What is already in compliance
5. Changes needed for compliance
6. Project goals



What is Design Review

20.30F.120 Purpose

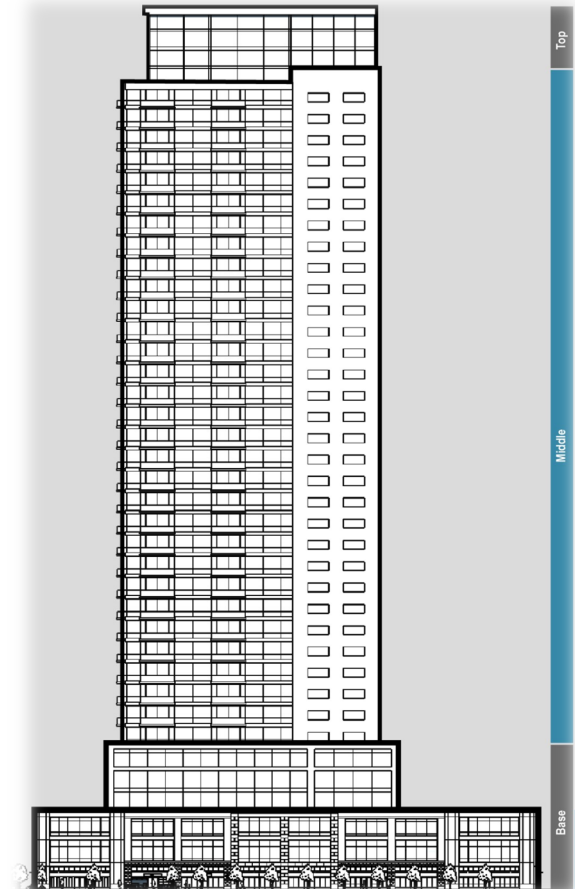
Design review is a mechanism by which the City can ensure that site development and structures in specific zoning districts or in specific locations are of high design quality and conform to the requirements of the Land Use Code and the requirements of an applicable concomitant agreement



What is Design Review

Typical Elements Reviewed

- Elevations
- Façade modulation
- Building massing
- Site design
- Landscaping
- Materials and color
- Lighting
- Weather protection
- Public space
- Access



Standards v. Guidelines

Standards are applied to a project as a requirement.
A project must implement a standard to gain approval

Guidelines help in understanding the design intent
behind a regulation. Guidelines are not required.



HB 1293

HB 1293 Passed in 2023 to:

- Require clear and objective design standards
- Require concurrent and/or consolidated permit review
- Require no more than one public meeting
- Encourage jurisdictions to enact regulations expediting review for affordable housing



What We Are Already Doing

- Design review is administrative and can occur concurrently with other permits
- We do not require public meetings for design review
- Land Use staff is already working on process changes to expedite permitting for affordable housing projects



What Needs to be Updated

Only include **objective** standards

Example:

*Terms like "visually interesting" and "visually attractive" are **subjective***

Permit subjective guidelines can be **subjective**, but language cannot impose requirement

Guidelines cannot contain language such as "shall" or "must"

Review and revise as needed the design review process to ensure objectivity



How do We Plan to Address Update

Review

- Land Use Code standards & guidelines
- Design Review Process

Identify

- Standards & guidelines to retain
- Language to revise
- Language to remove

Revise

- Standards & guidelines retained needing revision
- Any non-objective processes



Engagement

- Consult & review with staff
 - Land Use design reviewers
 - Community Development design team
- Inform & elicit feedback the development community and interested residents
- Present & consult with Planning Commission and City Council



Current Draft Schedule

Summer 2024
Staff Review &
Council
Initiation

October 2024
Draft for
review &
engagement

Jan/Feb 2025
Planning
Commission

**March/April
2025**
City Council





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