

Objective Design Standards LUCA

Study Session

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October 23, 2024





Direction

Provide input on the draft amendments to LUC 20.25A (Downtown), the proposed LUCA approach and methodology, and any additional guidance.



Agenda

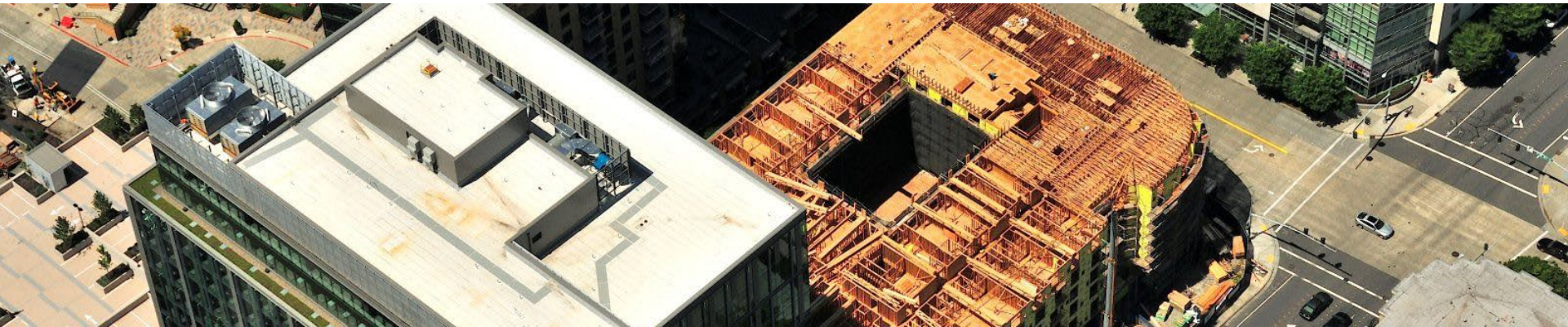
1. HB 1293 Overview
2. What is Design Review
3. Standard v. Guideline
4. Project Scope & Goals
5. Methodology & Process
6. Next Steps



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 is Design Review

20.30F.120 Purpose

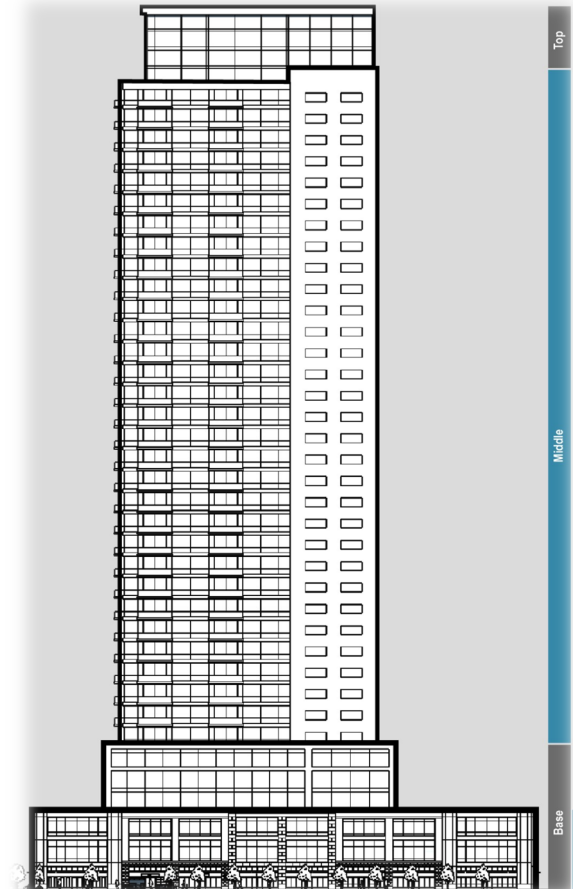
Design review is a mechanism by which the City can ensure that site development and structures in specific zoning districts or in specific locations are of high design quality and conform to the requirements of the Land Use Code and the requirements of an applicable concomitant agreement



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.



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
- In 2023, Council initiated a work program to expedite permitting for affordable housing projects



Bridge Housing project at OMFE



What Needs to be Updated

Only include **objective** standards

Example:

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

Remove guidelines but retain important guiding language as intent statements.

Intent statements can contain language such as "should" or "encourage"

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



How We Addressed the 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

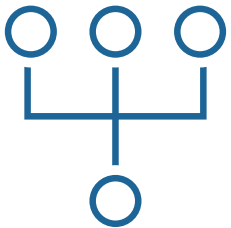


Methodology



Key Questions:

- Is the language objective?
- Has this language been implementable on past projects?
- What is this language trying to achieve?
- What is the key language that achieves the intent?
- Is there a more objective way to achieve the intent?



Format

1. **Title** *(Not an action statement, provides the category for the regulatory language)*
 - a. **Intent** *(Provides context for the standards and what they are trying to achieve)*
 - b. **Standards** *(Lists the clear and objective regulatory requirement(s) for approval)*



Example

56. ~~Encourage Inviting~~ Ground Floor Retail and Commercial Windows.

- a. Intent. Use transparency to enhance visual interest and to draw people into retail and commercial uses, and provide views inside and outside.
- b. ~~Guidelines~~Standards.
 - ~~i. Retail and commercial uses should use unobstructed windows that add activity and variety at the street level, inviting pedestrians into retail and commercial uses and providing views both in and out;~~
 - ii. Use clear window glazing; and
 - iii. Incorporate window types appropriate for the proposed use such as Provide operable windows, transom windows, and/or other varied glazing combinations that open by pivoting, sliding or shuttering for restaurants, cafes, retail and commercial activity.;
 - ~~iv. Install transom windows or other glazing combinations that promote visual interest.~~



What was not included

- Departures
- Exemptions
- Amenity Bonuses

HB 1293 requires clear and objective regulations. Requests to deviate are not held to the same standard and may be more subjective because they represent an optional approval path



Engagement

- **Consult & review** with staff
- **Inform & elicit feedback** from the development community and interested residents
 - BDC Presentation September 11
- **Present & consult** with Planning Commission and City Council
- City website presence



Anticipated LUCA Schedule

Study Session #1
on October 23



Summer 2024
Staff Review &
Council
Initiation

October 2024
Draft for
review &
engagement

**Winter
2024/25**
Planning
Commission

**March/April
2025**
City Council

Study Session #2
on December 11



Next Steps

Remaining LUC Sections



- Citywide LUC sections
- Other overlays in LUC Chapter 20.25 with design regulations
- Process and decision criteria

Other Proposed Revisions

- Establish early vesting mechanism for ADR permits





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