



# Downtown Design Guidelines

Planning Commission – August 19, 2019





# Background

**Comprehensive Plan (Adopted December 2014)**



**Downtown Strategy (Adopted April 2017)**



**Update Downtown Design Guidelines (In Development)**

# Major Steps To Date

Public Workshop on Preferences (April 2017)

Technical Work Group (7 meetings)

Consultants and Staff Meet with Key Stakeholders

Working Draft Created

Public Meeting on Draft (April 2018)

Internal Review with City Staff (May 2018, December 2018, June 2019)

Draft Related Code Amendments to Other Chapters in Title 18 (June-August 2019)

# Next Steps

Release Public Review Draft #1 – 30 day comment period anticipated

Outreach with Key Stakeholders

SEPA Review

Open House/Public Meeting

Briefings with Planning Commission, Heritage Commission, Design Review Board

State Agency Review

OPC Briefing and Public Hearing

Legal Review

City Council Decision

# Major Design Guideline Changes

Reorganized & Reformatted

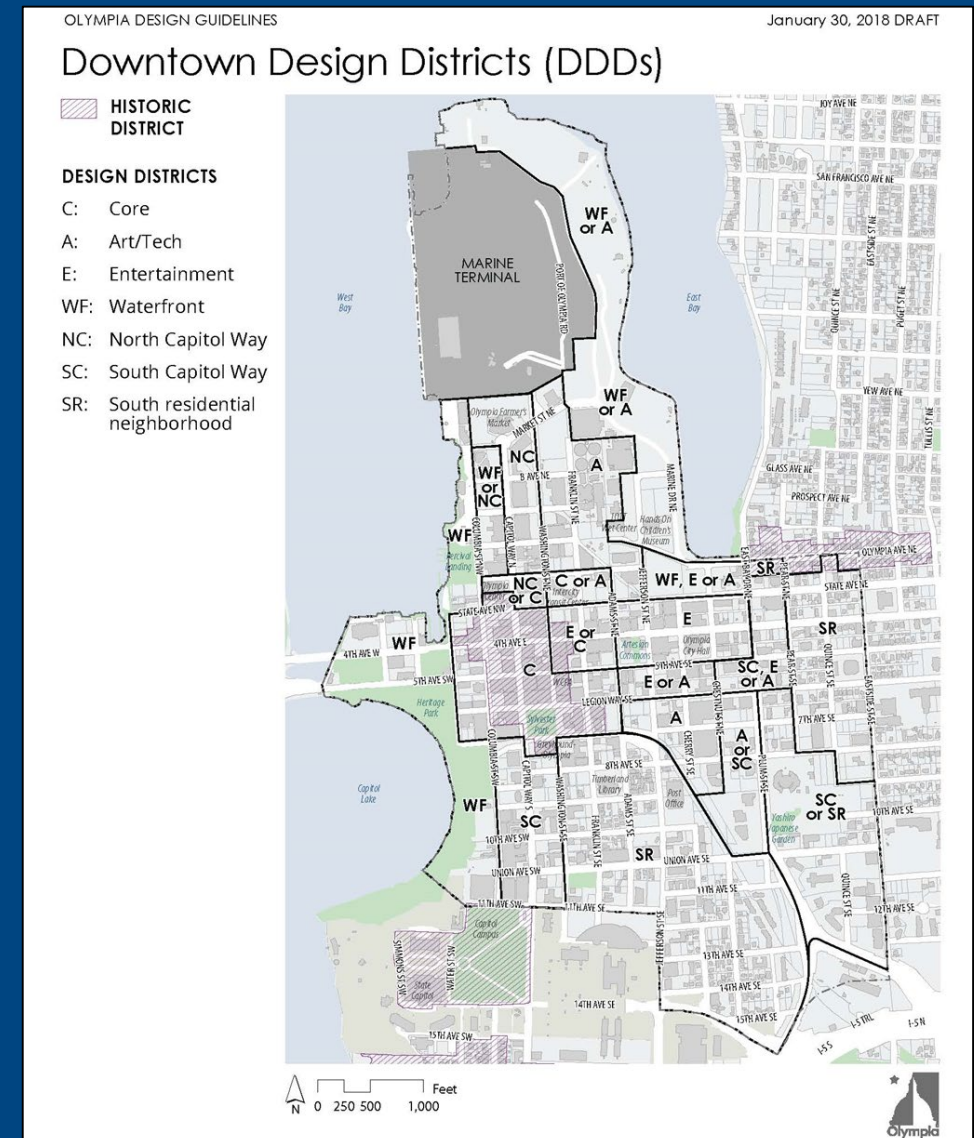
Uses “Character Areas” from Downtown Strategy

All Design Guidelines for Downtown in one chapter

Geared toward urban, mixed use development

Four main chapter sections:

- Introduction, Purpose
- Site Planning
- Site Elements & Design
- Building Design



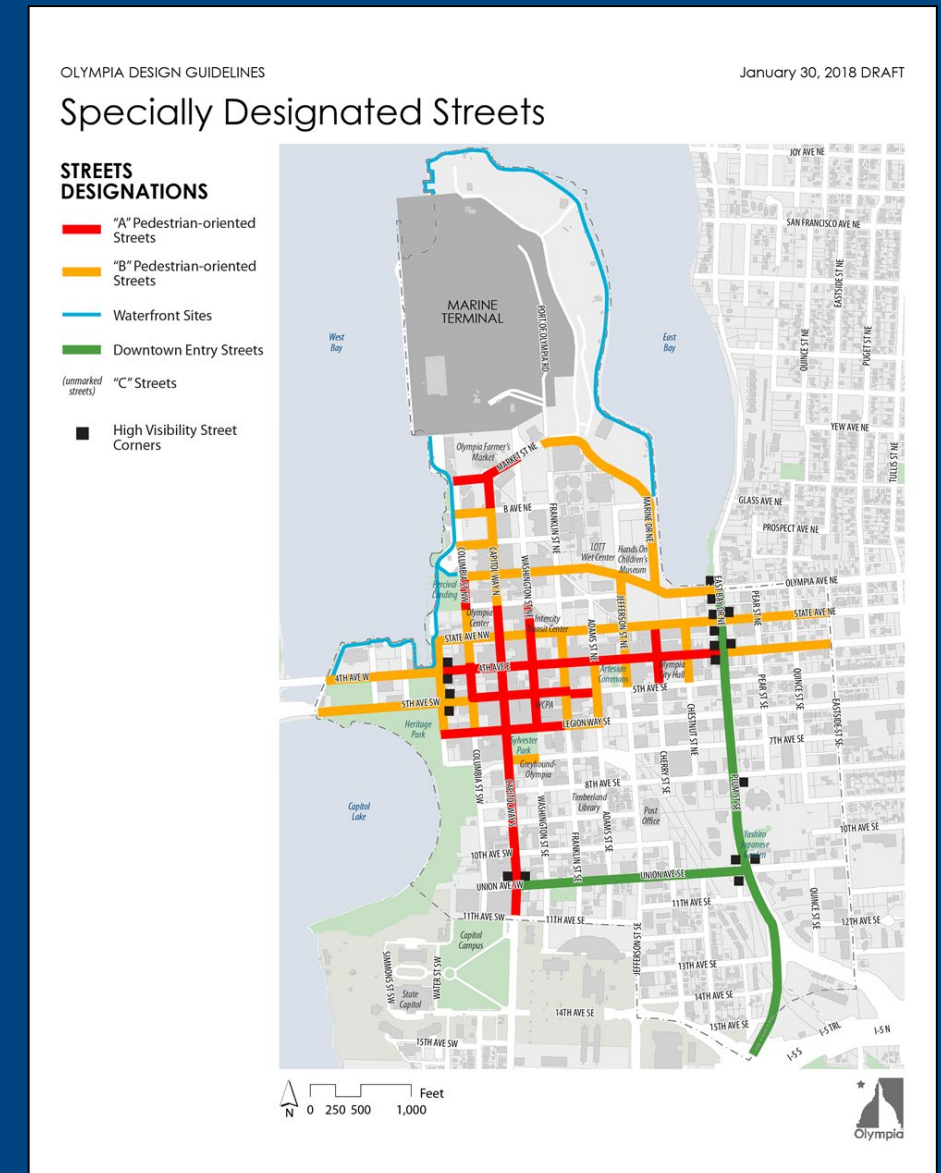
# Introduction Section (18.120.100s)

Identifies Purpose

Applicability & Definitions

Downtown Design Sub-Districts Map & General Objectives

Designated Street Types Map (Pedestrian Streets, High Visibility Street Corners, etc.)



# Site Planning Section (18.120.200s)

Addresses visual qualities of streetscapes and developments, such as building orientation and location, service areas, and pedestrian and vehicular access.

- Street Front Requirements for Type A, Type B, Type C Streets, Downtown Entry Streets, Waterfront Sites, High Visibility Street Corners
- Pedestrian Circulation
- Buildings with Ground-Related Residential Units
- Multiple Building and Multiple Block Sites
- Solid Waste Facilities, Service Areas, & Mechanical Equipment
- Multifamily Open Space
- Security

# Site Elements and Design Section (18.120.300s)

Addresses size and design of the physical characteristics of site elements such as landscaping, parking areas, walkways, open spaces, site furniture and fences.

- Parking Areas
- Pedestrian Oriented Open Space
- Landscaping
- Walkways and Circulation Elements
- Lighting
- Other Site Features (e.g. Fences and Walls)



# Building Design Section (18.120.400s)

Addresses the function, quality, and character of building exteriors.

- Building Character (emphasizes intent of the Character Areas)
- Registered Historic District and Sites (recognizes other code sections that apply)
- Architectural Composition, Massing, and Articulation
- Human Scale Building Elements and Details (includes High Visibility Corners)
- Pedestrian Oriented Facades and Weather Protection
- Materials & Colors
- Blank Wall Treatments
- Above Grade Structured Parking

# Historic Properties

Reinforce the historic character of the downtown core

Acknowledge the Secretary of Interior's Standards for the Treatment of Historic Properties guides all development in the Historic District and for properties individually listed on the register

Aims to improve transparency by including SOI Standards in the code; clarifying the appropriate review authority, clarify which alterations are “minor” and “major”

Encourages new development to have contemporary design character so long as the building does not detract from the overall historic character

Better aligns with Chapter 18.105 regarding historic preservation

# View Protection

Comprehensive Plan – new emphasis to protect particular views from public observation points (Appendix B in Land Use and Urban Design Chapter)

Downtown Strategy:

- Over 50 views identified by the public
- Ten views selected for further study using 3-D visualization software
- Three require additional protection measures to preserve views (West Bay Park to Mt. Rainier, East Bay Overlook to Capitol Dome, Deschutes Parkway to Mt. Rainier)

Proposed measures include new design guideline requirements and amendments to the Unified Development Code to protect views



# Residential Open Space

New requirement for all new multifamily buildings. Can be:

**Private open space** – area designed and intended for private residential use; or

**Common open space** – area within the development designed and intended for the common use or enjoyment of the residents (not individually owned or dedicated for public use)

Proposed requirement: 100 square feet per dwelling or 10% of residential unit floor area (excluding hallways and common areas)

Does not apply to remodel of existing residential units or additions to existing residential structures

# Related Code Amendments

To ensure the rest of the Unified Development Code is consistent with the new Downtown Design Guidelines, several other code chapters must be amended, including:

- 18.04 – Residential Districts
- 18.06 – Commercial Districts
- 18.16 – Pedestrian Street Overlays
- 18.38 – Parking
- 18.76 – Design Review Board
- 18.100 – Design Review
- 18.110 – Basic Commercial Design Review
- 18.120 – Strikeout existing Commercial Downtown Design Criteria
- 18.150 – Strikeout existing Port Peninsula

*Other chapters may require modification as well. This is still under review and subject to change as drafts are amended through the review and adoption process.*





Thank you.

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