

Standard	Page #	Standard Titles	Proposed Amendment	Rationale / Discussion	Decision	Category
Context - 33.420.050.C						
<i>Building Masses and Corners</i>						
C1	37	Corner Features on a Building - 1 reqd, 4 pts. max	Provide the following amendments to this standard: 1. Remove the sign option (6th bullet). 2. Remove the 2nd bullet option to focus highest point of building at the corner. 3. Make several changes to the plaza option including: requiring 75% of area to be open to sky, expanding minimum size to 20' x 20' and requiring minimum ground floor window requirements on walls that face the plaza. 4. Consider rewriting this standards to provide two options for applicant to select from.	PSC Working Group discussed the range of options and made the decision to make several amendments - removing two bullets that were felt not to be of a great benefit, and further clarifying the requirements to make the plaza work. BPS staff followed up to state that this may need to be rewritten as an either/or option due to reduced number of options	Amend Language	Consent w/ 3x3 followup
C2	37	Building Facades on Local Service Streets - 3 pts.	No change		No change	No change
<i>Landscaping</i>						
C3	39	Tree Preservation - 4 pts. max	Amend to read: For each tree preserved that is greater than 20 inches in diameter <u>2</u> points may be earned up to a maximum of <u>8</u> points. <u>8</u> pts max.	Greater incentive to preserve existing trees. The PSC Working Group was amenable to increasing points per each tree and for total, but want to circle back to verify once all point options have been settled.	Amend Language (exact scope w/points TBD)	Consent w/ 3x3 followup
C4	39	Grouping of Trees - 2 pts.	BPS staff should explore an alternative way of regulating this, such as developing a tree density of evergreen trees, or requiring a certain number of evergreen trees per size of lot. At the least, the existing sentence should be clarified.	The initial amendment request was a clarification, but the PSC Working Group felt that the standard should be rewritten using a different method to gain new areas of evergreen tree concentration.	Amend Language (exact scope TBD)	Discuss
C5	41	Native Landscaping - 1 pt.	Make the following amendments: - Increase percentage of native vegetation required from 30% to 80%. - Potentially make this worth two points. - Allow existing native vegetation to count toward meeting this standard.	The PSC Working Group agreed that 30% was a pretty low bar, especially for an optional standard. However, 80% may also warrant awarding more points. The group agreed that both preserved and planted landscaping should count toward the standard to further incentivize existing native landscaping.	Amend Language	Consent
C6	41	Trees in Setbacks / Civic Corridor - 1 pt.	Consider clarifying/amending the existing standard so that it covers a range of frontage lengths with a second row of planting to better align the standard with the site's frontage along the corridor.	The PSC Working Group felt that the current standard with a minimum of four trees at the L1 standard may not have much effect on a site with a long frontage. The suggestion was that some form of range would be better.	Amend Language (exact scope TBD)	Consent

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Older Buildings / History						
C7	41	Preservation of Existing Facades - 3 pts.	Based upon Historic Landmarks Commission testimony, amend the current 50% preservation allowance in to a graduated range of options with increasing points. HLC lays out the following point options for a building at least 50-yrs old with 1,000 sq ft in area and a street facing facade within 10-ft of lot line: 2-pts for preserving 75% of existing street-facing facade and meeting CCPD active use standard (33.510.225) 3-pts to preserve both 75% of existing street-facing facade and original building structure and meeting 33.510.225. 5-pts to preserve 90% of existing street-facing facade plus 75% of building structure, only applicable to buildings on HRI that also restores significant features.	A member brought up that they felt that the Landmarks Commission suggestions were a better solution than staffs single proposal. There was a question about whether the active use provision in the Central City was the right mechanism. There could be other active use provisions such as within the main street overlay. Also, we may want to balance this with other standards we have for ground floor height etc. Note from staff (post Working Group) - The last option includes a provision about preserving significant features of an HRI property. This may be hard to quantify, plus it was our intent that the standard to preserve 50 or 75% of a facade means that the facade is preserved (kept as is).	Amend Language	Consent
C8	41	Vertical Extension of Existing Building Features - 1 pt.	The current standard with two options should be amended to remove the option for the vertical columns or pilasters. Instead, this standard should be split into two optional standards that provide the following: 1. An option to extend/align the windows on the upper floor with a clarification that the window area (not size) can be reduced 20%. This would be worth one point. 2. An option that new floors above the existing facade are set back a minimum of two-feet behind the existing facade. This would be worth two points.	The PSC working group also agreed with the Landmarks Commission testimony that the extension of columns could result in poor outcomes and felt this should be deleted. They felt that the window alignment was appropriate, and also were interested in staff observations of Seattles rules for new additions to historic buildings in Seattle where upper floors were setback.	Amend Language	Consent
C9	41	Building or Site History Plaque - 1 pt.	Consider amending this standard to provide requirements for the plaque mounting and materials.	The PSC Working Group felt that more requirements are needed to warrant a point for a "history" sign	Amend Language (scope to be TBD)	Discuss
C10	43	Building Adjacent to Historic Landmark - 1 reqd, 3 pts. max	Consider the following amendments, one to C10 and one regarding a new standard: - For C10 the first bullet should include a minimum height of 10-ft, or as tall as the landmark ground floor, whichever is greater. The last bullet should have the term "at least" in regards to the 10-ft setback. - Per Landmarks Commission, consider providing a new optional standard in addition to C10 that would apply to buildings next to landmark residential buildings. Use some of the same standards as C10 including exterior materials, ground floor and setbacks.	The PSC Working Group discussed the staff decision to limit application of C10 to landmarks not containing residential uses. Staff mentioned that there are a wide range of forms those landmarks can take which might not always be desirable to repeat in a corridor, which the Working Grou acknowledged. However, they also liked the Landmarks Commission's suggestion to have some of the standards in C10 apply to situations where a new building is adjacent to a historic multi-dwelling building. Due to the variety of potential situations, this standard should be an optional point-based standard.	Amend Language	Discuss
C10A (new)	NEW	Building Adjacent to Residential Historic Landmark - option	See C10 above regarding Landmarks Commission's suggestion. This would be a new optional standard.	See above for rationale / discussion	New Standard	Discuss

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Adjacent Natural Areas						
C11	43	Setback from Waterbodies - 4 pts.	Amend this standard to limit the setback requirement for common open area to hard surface areas or plazas. More natural or landscaped open areas should still be allowed.	The PSC Working Group agreed with original suggestion so that natural landscaped open areas that are more passive could project into the 50-ft suggested setback from waterbodies.	Amend Language	Consent
C12	43	Public View of Natural Feature - 2 pts.	Amend this standard so that non-nuisance trees greater than 6-inches in diameter cannot be removed from the view corridor and feature.	Members of the PSC Working Group were concerned that there were not enough provisions to ensure that the natural feature and corridor keeps its natural and scenic qualities. An additional provision limiting tree removal within the corridor would provide some of that assurance.	Amend Language	Consent
River Overlay Areas (NEW)						
C13 (new)	NEW	Building Massing adjacent to River	<p>Create a new standard that requires new buildings with river frontage in the River overlay zones to provide at least two of the following features. Additional points can be granted for providing more than two features:</p> <ol style="list-style-type: none"> 1. Having a maximum façade length of 100-ft (Reference standards within the Commercial Mixed-Use Zone code (33.130) to achieve goal of an articulated façade. However, keep in mind that while the standard of the Mixed-Use Zones addresses frontage along a commercial street, the context here is different as it addresses frontages along the Willamette Riverfront and major public trails. Need to clarify the depth of spacing and step-back and align with base zone but maintain the overall goal for this standard to allow for greater massing breaks and more porosity along the riverfront and trails.) 2. Providing balconies (meeting QR11) for at least 75% of dwellings with facades facing the river. 3. Requiring Ground Floor windows on 60% of the facade within 25-feet of the river setback. 4. Requiring 30% of the facade above the ground floor that faces the river to be windows or doors opening up to balconies. 5. Requiring one main entrance to a tenant space or to a residential lobby/dwelling be provided on the facade facing the river. The entrance must connect to the pedestrian circulations system and a major public trail if there is one. 	<p>This new standard provides contextual standards specific to the Macadam plan district and areas along the Willamette River. The River South Reach team is considering using new Citywide Design Guidelines for the Macadam design district and would like to include two contextual standards for the design standards.</p> <p>The goal of this standard, and options (1-5), is to avoid long, continuous building facades with no articulation, visual interest or access along the riverfront or major public trails. Thinking of the riverfront, and major public trails, as an extension of the public realm, development with frontage along these resources should not only provide visual interest, but also work to provide eyes on these spaces. Additionally, by allowing for greater massing breaks, this standard also aims to increase porosity along the riverfront and trails, preserving access to light and air along these corridors.</p> <p>The PSC working group agreed with considering this standard but wanted it brought in front of the full PSC. The Working Group would like staff to explore using step backs/articulation of several feet as an option to an overall facade length. There was also concern about entrances facing the river and security issues.</p>	Amend Language (final scope TBD)	Discuss

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C14 (new)	NEW	Open Areas in River overlay	<p>Create a new standard that requires new development on sites with river frontage in the River overlay zones to provide an outdoor area of 500 sq. ft. with a minimum dimension of 20-ft that includes 15% landscaping, a small canopy tree and at least 10 linear feet of seating (using similar requirements as other design standards). In addition, the outdoor area must include one of the following:</p> <ol style="list-style-type: none"> 1. The outdoor area connects to the riverfront or major public trail as part of the site's pedestrian circulation system. 2. The outdoor area has a L2 landscaping adjacent to the river setback or major public trail. 3. The ground floor includes commercial space that abuts the outdoor area. At least one main entrance to a commercial tenant space must face the outdoor area. (After further internal discussion, it would be more beneficial for this standard to refer to 'active use' instead of 'commercial space'. This would allow for more opportunities to activate the ground floor outside of commercial uses.) 4. At least 15% of the outdoor area is covered by awnings, building eaves, or other covered structure. 	<p>This new standard provides contextual standards to help activate the area between the river setback / Willamette Greenway trail and new development.</p> <p>The goal of this standard is to create year-round outdoor spaces along the riverfront and major public trails that enhance the experience of patrons, workers and residents. It also indirectly benefits trail users by visually expanding the sense of open area adjacent to the trail/river setback and can provide eyes on the trail" to increase public safety. In addition to requiring the outdoor space, additional standards (1-4), are intended to help further define the relationship this space has with the riverfront/trail (i.e. is it open with a public connection and commercial space or is more private/secluded with additional landscaping and covered areas. This should apply to all new development, regardless of grade differences, and additions landward of the river setback.</p> <p>The PSC Working Group agreed with the concept of this standard but requested that staff continue refining the requirements. This included considering how grade can impact links between outdoor area and the river/trail, limiting the outdoor area covering to a maximum of 15% similar to plaza standard elsewhere, and considering relationship of open area and commercial space with the trail</p>	Amend Language (final scope TBD)	Discuss