

Downtown Design Guideline Update - Scope of Work

The new design guidelines will represent a change to existing design regulations, and be for consistency with the Downtown Strategy and to help improve outcomes. In sum:

- Organize Downtown guidelines into one section so that applicants can access all relevant guidelines in one place
- Make sure guidelines are focused and clear; not onerous. They should be flexible enough to allow for departures when this would result in something that better meets the intent.
- Avoid vague language. Discuss and update the existing use and definitions of “shall” and “should” to help better meet objectives
- Reinforce unique character areas. While basic standards should apply throughout Downtown, some variation should be applied.
- Craft new mixed use guidelines
- Improve historic guidelines, incorporating Secretary of the Interior standards that apply to alterations of existing historic structures
- Update requirements for nonresidential storefronts, considering essential locations where these should be required and design to promote active streetscapes
- Incorporate more Crime Prevention Through Environmental Design (CPTED) measures
- Consider doing away with, or simplifying, ratios as these are difficult to apply on smaller sites (as currently in Pedestrian Street Overlay)
- Update view protection guidelines and include moderate measures to protect and enhance views recommended in the Downtown Strategy.
- Various updates to address site planning and design, pedestrian access, amenities, open space, and building design
- Illustrate with photos, sketches, and diagrams, showing a variety of ways to meet the standards. Where used as good examples, make sure they are exemplary development examples consistent with the desired character for Downtown. Make sure the graphics are internally consistent.

The scope of this update does **not** include:

- Streetscape design, which will be covered in a subsequent update to the Engineering Development and Design Standards (EDDS)

- Park improvements, which are guided by a separate Parks, Arts & Recreation Plan
- Sign design, which will be included as part of the 2017 sign code update
- Changes to the review *process*, such as to the joint DRB/OHC process; however it may examine whether that is necessary and what it would take resource-wise to make a recommended change.