

Design Excellence Overlay Standards

Corridor: Typology 2

This form is intended to serve as a guide for the Design Excellence standards described in Title 20, Section 20.25.080. For additional information, definitions, and diagrams please reference the original code. This form was created to increase the applicant's understanding of the Design Excellence standards and to reduce the number of revision requests. For standards requiring calculations, provide the calculations on the plan set in addition to this form.

The Zoning Officer is authorized to approve design variations to the standards on this form. A design variation allows a project to use an alternative design approach to satisfy a particular design standard. The alternative design approach must satisfy the specified intent of the particular design standard. The Zoning Officer will use the design guidelines in the Design Excellence Manual to determine whether an alternative design approach appropriately satisfies the intent of the design standard. To request a design variation, fill out the Design Variation Request Form. **Projects with significant design variation requests will be referred to the Design Review Board.**

General Info

Project Name	
Project Address	
Date	

20.25.080.C.2: General Standards

Requirement	Proposed
Primary Street(s)	
Secondary Street(s)	
Vehicular Access	
Definition: This standard regulates the location and width of vehicular access driveways onto a property.	
Intent: The number, location and width of driveways directly affects safety and walkability. Standards limiting vehicular access are intended to reduce potential conflicts between pedestrians, bicyclists and vehicles and improve the comfort of sidewalks and roadways for pedestrians and bicyclists.	
Standards: - Final determination on access is made by the City Engineer. Where feasible, access is preferred from the alley or secondary street. - Driveways on primary and secondary streets must be no more than 12 feet wide for a one-way drive and no more than 24 feet wide for a two-way drive. - One-way driveways must be separated by a minimum of 40 feet. - Properties taking access from primary and secondary streets are limited to one two-way drive or one pair of one-way drives for every 300 feet of parcel frontage. - These standards may be waived or modified at the discretion of the City Engineer.	
Build-To Area Character	

Definition: The build-to area is considered that area lying between the back of sidewalk (or edge of right-of-way where no sidewalk exists) and that portion of the building face that lies within the build-to zone.

Standards:

- a) Where space is available, the sidewalk must be located in the right-of-way. Where additional space is required to accommodate the desired right-of-way facilities, the build-to area must be used to supplement the substandard right-of-way and a public access easement will be required.
- b) This determination will be made by the Zoning Officer, based on current area plans and adopted streetscape standards and engineering codes, which may indicate the preferred cross-section for sidewalk width and space for landscaping or hardscaping.
- c) Where a portion or all of the build-to area is required for a sidewalk adjacent to a substandard right-of-way, the Zoning Officer must adjust the maximum setback to allow at least 5 feet between the back of sidewalk and the maximum setback.
- d) Remaining portions of the build-to area that are not covered by structures, or paved for driveways or parking areas, must contain one or more of the following:
 - (i) Landscaped areas (see 20.65.030C.4. – Street Frontage Landscaping).
 - (ii) Hardscaped plazas (including, but not limited to, pavers, cut stone or colored cement). Plazas must be unenclosed exterior space with public pedestrian access, and must not include areas used for vehicles, except for incidental service, maintenance or emergency access.
 - (iii) Increased sidewalk or boulevard area.

Internal Sidewalks

Standards:

1. Internal pedestrian walkways must be a minimum of five feet in width.
2. For any non-residential building over 30,000 square feet in gross floor area, internal sidewalks along any building face that contains the primary building entrance must be a minimum of eight feet in width.

20.25.082.C.1: Site Design

Sub-standard	Requirement	Proposed
A. Build to Zone	5'/15'	
Definition: The area on a parcel between the minimum and maximum setbacks that the primary building is required to occupy.		
Intent: To regulate the placement of buildings along a street such that: a) The public right-of-way is framed by a legible and consistent street wall. b) There is a strong visual and physical connection between the private and public realm. c) There is adequate space between ground floor uses and high-speed roadways. d) Buildings create visual interest along a sidewalk. e) Buildings enhances pedestrian comfort.		
Applicability: a) For a property with a single street frontage, the build-to zone applies to that frontage. b) For a corner parcel with two frontages, the build-to zone applies to both the primary street and secondary street frontages. c) For a parcel that has two street frontages (such as a "through-lot") and is not a corner parcel, the build-to zone applies to the property line adjacent to the designated primary street in 20.25.080.C.2.a. d) For a property with three or more street frontages (such as a "full-block" parcel), the build-to zone is only applied to two frontages that create a corner.		

Standards:		
a) The build-to zone supersedes any minimum setback established in the base zoning district. The minimum build-to line is considered the minimum setback in the Design Excellence subdistricts. b) No structure may be located between a minimum setback and the street c) Once the minimum build-to width has been met, portions of the building, or additional buildings on the site, may be placed outside the build-to zone (beyond the maximum setback). d) On a corner parcel, the primary building must be placed on or within the area where the build-to range of the two intersecting streets overlap. The building facade must be placed on or within the build-to range for a minimum of 30 feet in both directions.		
Non-Conforming Built-To: See Title 20.25.080.C.3.b(5)-(6) for applicability.		
B. Build to Width: Primary St.	50% min	
C. Build to Width: Secondary St.	45% min	
Definition: The minimum cumulative building width that must occupy the build-to zone, based on the width of the parcel at the street.		
Intent: To regulate the width of buildings along a street such that the public right-of-way is framed by a legible and consistent street wall, and there is a strong visual and physical connection between the private and public realm.		
Measurement: The build-to width is measured as the sum of all building widths occupying the build-to range, measured parallel to the applicable primary or secondary street property line, divided by the total width of the parcel at the street.		
Phased Development: When multiple buildings on the property will be developed in phases, and the initial phase of development would not meet the required build-to width, the applicant must designate a reserve area along the street frontage for future building phases that would allow the project to comply with the build-to width, provided the following conditions are met: a) The reserve area must include the entire property frontage abutting the primary street or secondary street for a depth of no less than 60 feet. b) Parking of vehicles, water quality facilities, detention/retention facilities, and utilities are not allowed within the reserve area. c) The reserve area must be landscaped (see 20.65.020). d) Required pedestrian access and circulation through the reserve area must be provided.		
D. Building Width (max)	175' max	
Definition: The maximum width of any individual building or the cumulative width of physically connected structures within a development site.		
Intent: To promote a fine-grained pattern of development even on large properties and to prevent long buildings that are significantly out of context with the traditional pattern of development.		
Measurement: Building width is measured parallel to each street property line.		
Parking Between Building and Street	Prohibited	
Intent: Where parking is not allowed between the building and the street, the intent is to promote a streetscape with a high level of pedestrian interest and comfort and increase the visual and physical connection between a building and the public right-of-way.		
Standard: Where a Design Excellence Overlay subdistrict indicates that parking between a building and the street is prohibited, no parking or vehicular use areas may be located between a street facing building facade within 60 feet of a street and the associated street property line.		
E. Parking Setback from street (min)	10'	

Intent: To minimize the impact of automobile dominated areas on the public right-of-way and to promote a comfortable, safe, engaging and attractive streetscape.		
Standard: All surface and structured parking and vehicular use areas must be set back from the street property line the minimum dimension indicated in the applicable subdistrict.		
Measurement: Parking setback from street distances are measured perpendicularly from the street property line.		
F. Interior Parking Lot Landscaping	Required	
Intent: To increase permeable surfaces, break-up large surface parking areas, reduce noise and glare, and moderate heat.		
Applicability: a) All surface parking lots with at least three parallel drive aisles. b) The landscaped island requirements of 20.65.040.C.2 continue to apply in addition to this interior parking lot landscaping standard.		
Standards: a) Provide a landscaped area at least nine feet wide between rows of parking. b) Spaced a maximum of 125 feet from a perimeter parking lot screening landscaped area or another interior parking lot landscaping area. c) Landscaped area must be continuous for the length of the adjacent rows of parking. d) Planted in with two trees and 12 shrubs per 1,000 square feet of landscaped area and groundcover in accordance with 20.65.040.		
G. Perimeter Parking Lot Screening	Required	
Intent: To minimize the impact of automobile-dominated areas on the public right-of-way and to promote a comfortable, safe, engaging and attractive streetscape.		
Applicability: a) All surface parking lots adjacent to a public street. b) Perimeter parking lot screening is required for vehicular use areas located within 60 feet of the street property line. c) These standards apply in place of the perimeter parking lot landscaping requirements in 20.65.050.		
Standards: Reference the table in Title 20, Section 20.25.080.C.3.h.4		

20.25.082.C.2: Vertical Scale

Sub-standard	Requirement	Proposed
A. Building Height (max)	Max Base Zoning	
B. Street Wall Height (max)	45'/3 Stories max	
Definition: The height in number of stories and feet that may be built adjacent to a street without including an upper story stepback.		
Intent: To open up views to topographic features from the public right-of-way and reduce the perceived scale of a building at the street level.		
Standards: a) Any building height greater than the maximum street wall height listed in a Design Excellence Overlay subdistrict must be set back by the minimum stepback depth dimension indicated in the applicable subdistrict. Street wall height is measured in both feet and stories, and is not allowed to exceed either standard. b) Where the maximum street wall height is greater than the maximum building height in the underlying zoning, the underlying zoning standard prevails. Greater height up to the maximum		

street wall height may be allowed as a Design Variation through Design Excellence Review by the Design Review Board.		
C. Stepback depth (min)	15' min	
Intent: To assure an appropriate height along the street, while allowing the rest of the building to meet the maximum building height established in the base zoning.		
Standard: Portions of a building above the maximum street wall height must be set back from the street property line the minimum distance listed in the applicable subdistrict.		
D. Stepback Exception: Height (max)	15'/1 Story max	
E. Stepback Exception: Width (max)	30% max	
Definition: The maximum height and width of building that may deviate from the maximum street wall height and stepback depth standards.		
Intent: To provide sufficient relief from stepback depth and street wall height standards to allow minor vertical architectural elements that do not substantially alter the perceived scale of a building from the public right-of-way.		
Standard: A building may deviate from the maximum street wall height and stepback depth for the height and width indicated in the applicable subdistrict.		
Measurement:		
a) Stepback exception width is measured as the cumulative building width deviating from the maximum street wall height or stepback depth divided by the total building width.		
b) Stepback exception height is measured vertically from the maximum street wall height.		
F. Floor to Ceiling Height	10' Res min	
	10' Non-Res min	
Definition: The minimum height for the first story of a building. Does not apply to a basement.		
Intent: To ensure ground floor building heights that are adequate to support high quality space for tenants, activate the public realm, and reflect historic ground floor heights.		
Standard: The ground floor of a building must meet the minimum floor-to-ceiling height listed in the applicable subdistrict for a minimum depth of 30 feet into the building from any street facing facade.		
Measurement: Ground floor height is measured vertically from the top of the finished ground floor to the lowest ceiling surface above.		

20.25.082.C.3: Façade Design

Sub-standard	Requirement (primary/secondary st.)	Proposed
Glazed Area General	See standards A and B	
Definition: The amount of transparent glass on ground and upper floor street-facing building facades.		
Standards:		
a) Window and door glass meeting the following transparency standards counts as glazed area: (i) Visible light transmittance of 60% or more. (ii) External reflectance of 20% or less.		
b) In addition to door and window glass, muntins, mullions, window sashes, window frames and door frames no more than three inches wide may be considered glazed area when a part of a window or door assembly with glazing meeting the requirements above.		

c) Interior walls and other interior visual obstructions are not allowed within six feet of any facade area counting toward glazed area. This distance is measured perpendicularly from the exterior face of the glazed area. d) Interior security gates and window displays may obstruct a maximum of 25% of window area for any individual window counting toward glazed area. e) In the event that these glazed area requirements conflict with City building or energy code requirements, the Zoning Officer, in consultation with the Building Official, may reduce the required amount of glazing.		
A. Ground Floor Glazed Area: Commercial (min)	Primary: 50%	
	Secondary: 35%	
A. Ground Floor Glazed Area: Residential (min)	Primary: 30%	
	Secondary: 30%	
Definition: The amount of transparent glass on a ground floor street-adjacent building façade.		
Applicability: Only street-facing building facades must meet ground floor glazed area standards.		
Intent: To provide visual interest along the sidewalk, passive surveillance of the public realm and visual connection from the public realm to the inside of a building.		
Measurement: Ground floor glazed area is calculated as the total glazed area between two feet and 10 feet above finished grade divided by the total facade area between two feet and 10 feet above finished grade.		
B. Upper Floor Glazed Area (min)	Primary: 20%	
	Secondary: 20%	
Applicability: Only street-facing building facades must meet upper floor glazed area standards.		
Intent: To provide the public realm with visual interest and passive surveillance.		
Measurement: Upper floor glazed area is calculated as the total glazed area between the finished floor of each upper floor to the finished floor of the upper floor above.		
C. Blank Wall Width (max)	Primary: 12'	
	Secondary: 16'	
Definition: The maximum linear space allowed between windows on an upper floor building facade.		
Intent: To prevent large monotonous wall planes along the public realm, distribute windows and their associated benefits across the width of a building and more closely resemble window patterns in nearby traditional buildings.		
Applicability: Only street-facing building facades between the second finished floor and the maximum street wall height must meet upper floor blank wall standards.		
Measurement: Upper floor blank wall width is measured horizontally for any individual length of building wall that does not include glazed area between three feet and seven feet from the finished floor.		
Primary Street-Facing Entrance	Required	
Definition: A door providing access from the public sidewalk to the first habitable story of a building.		
Intent: Enhance walkability and provide visual and physical connections between a site and the public realm.		
Standards: Entrances qualifying as a street-facing entrance must meet the following standards: a) Provide both ingress and egress access to the first floor of a building (not the basement). b) Operable for residents or tenants at all times. c) Facing the public sidewalk. d) Not providing access to parking, utility areas or fire stairs.		

e) On a corner parcel, an entrance angled between 30 to 60 degrees may be provided at the building corner near the street intersection to meet a street-facing entrance requirement for both streets.		
f) Each required street-facing entrance must connect to the public sidewalk with a direct pedestrian connection that is physically separated from vehicular use areas and uninterrupted by parking except where required to cross a drive aisle.		
g) Direct pedestrian connections must be at least five feet wide and located within 25 feet of the center of the street-facing entrance when measured parallel to the sidewalk.		
D. Distance Between Entries: Non-Res(max)	Primary: 80'	
	Secondary: 80'	
D. Distance Between Entries: Residential (max)	Primary: 100'	
	Secondary: 100'	
Definition: The maximum distance allowed between street-facing entries.		
Intent: Concentrate pedestrian activity on the public sidewalk and provide a strong connection between buildings and the public realm		
Applicability:		
a) The maximum entrance spacing requirements must be met for each building, but do not apply to adjacent or abutting buildings.		
b) Maximum distance between entries only apply to street-facing facades.		
Standards:		
a) Street-facing entrances must be provided at the frequency listed in the applicable subdistrict.		
b) On a corner parcel where the building width along a secondary street is greater than the required distance between entries, a secondary street entrance is required.		
Measurement: The maximum distance between entries is measured parallel to the street property line from the edge of door to edge of door and edge of door to edge of building.		

20.25.082.C.4: Variation

Sub-standard	Requirement	Proposed
Mass Variation	Required for street facing facades over 80 feet in width	
Definition: A substantial change in mass, clearly legible as a deviation from the massing along the other street-facing portions of a building.		
Intent: To provide visual interest and a human-scale to otherwise large and monotonous building facades through the use of design features that break a large building mass into different, clearly identifiable elements.		
Standards:		
a) When required, all applicable building facades must meet the standards for at least one mass variation method.		
b) Multiple building widths using the same mass variation technique may be added together to meet the minimum building width for the mass variation standards.		
c) Mass variation applies to single-story buildings.		
Measurement: The percentage of building width with mass variation is calculated as the building width meeting the standards of a mass variation method divided by the total width of the building.		
Mass Variation Methods:		
a) Height Variation: A significant change in height for a significant depth of the building.		
(i) The minimum allowed building width without a height variation is 30% of the total building width.		

- (ii) The maximum allowed building width without a height variation is 70% of the total building width.
 - (iii) Vary in height a minimum of eight feet from the rest of the building width.
 - (iv) Minimum width of 10 feet.
 - (v) Must be conditioned (habitable) space.
 - (vi) Minimum depth of a height variation is 65 feet or the full building depth, whichever is less.
- b) Increased Setback: A significant variation in setback along the width of a building.
 - (i) A minimum of 30% and a maximum of 70% of the building width must be set back from the rest of the building width.
 - (ii) Increased setback area must be set back at least five feet for a minimum width of at least 15 feet.
- c) Upper Floor Stepback: Upper floors of a building set back significantly from the lower floors of a building for the remaining height of a building.
 - (i) A minimum of 70% of the building width must include an upper floor stepback.
 - (ii) Upper floors must be set back from the lower floors a minimum of 10 feet for all building widths counting as having an upper floor stepback.
 - (iii) Lower floor must include at minimum the ground floor and the second floor. The upper story stepback must occur between the third floor and the maximum street wall height.