

Summary of Nov 2, 2016 Design Commission meeting on DCIP-9B

Notes indicate Design Commission opinion and any additional commentary from the Commissioners on each of the design-related topics

1. DR Categories: DR categories should be displayed as a table
2. Modification of Design Standards (at Building Permit):
 - Supports staff approach
 - Need to ensure numerous small changes do not have a detrimental effect
 - Staff discretion
 - Code Compliance when already built
 - Cost and process to come back to DC should be reflective of staff time involved.
3. Downtown Street Types: Supports staff approach
4. Downtown Public Open Spaces: Supports the staff approach
 - The Standard (not Guideline) should be changed to state “for sites of 40,000 sf or greater, at least 3% of a development site shall be allocated and designed as publicly accessible open space.”
5. PTAC units: Supports the staff approach
6. Window recesses – Commercial Standards in Corridors: Supports the staff approach.
7. Building base: Multi-family: Supports staff approach.
 - Clarify how this works on a sloped site.
8. Multi-family facades: Supports the staff approach
 - The horizontal façade transition is to be applied to all corners (not too small of an area; specifics TBD) of the building and the majority of the length of each building façade.
9. Building materials (% Primary, Secondary, Accent materials): Supports staff approach.
10. Brick: Supports staff approach.
11. Metal:
 - Factory finished metals and naturally finishing metals (zinc, copper, weathering steel (COR-TEN)) to be specified.
 - Metals should not be in the “touch zone” (approximately 7’).
 - Profiled, fluted or ribbed metals be allowed as primary materials, standing seam as secondary.
12. Metal Standards: Generally agreed with staff. How to enforce? Would need to have applicants document. Should metals be allowed at the ground level?
13. Composite wood (wood/plastic products): Agrees with staff that these should be disallowed as primary materials. They should also NOT be allowed as secondary materials.
14. Multi-Family Building materials: Agrees with staff
15. Glass:
 - Standard glass as primary material. Spandrel and glass block may be used as set percentage of the standard glass.

16. Pedestrian Connections: clarification: Direct individual walkways to the street and shared walkway where there is a common entry for upper story units.
 - Individual walkways must provide a direct connection to the street and may be ganged to maximize landscaping wherever possible.
17. Multi-Family bike parking: Agrees with staff.
 - Note **shared** hallways as a place to park bikes.
18. Screening of ground level mechanical equipment: Supports staff approach
19. Sustainable design: Supports staff approach.
 - Edible plants to be perennials.
20. Downtown Multi-Family Window and Door Trim: Supports staff approach.
21. Photographs: Supports staff approach.
22. Typographical Errors: Supports staff approach.