

Attachment B: Planning Commission Evaluation Criteria for Review of Historic Core Overlay – Proposed Amendments

1) How does the proposal address the 10 Design Standards Principles identified by Makers? The following groupings of the principles correspond to the analysis in the Technical Committee Report:

Scale and Character

- Ensure new buildings are of a character and scale that is appropriate to the site and are of a form and size that reflect the human scale.
- Encourage building variety while providing for designs that reflect the context of the site and that include some unifying elements of consistency within specific districts.

Streetscapes and Block Fronts

- Activate the urban pedestrian environments by encouraging pedestrian friendly streetscapes and block fronts and by incorporating landscaping.

Building Heights, Roof Forms and Public Spaces

- Encourage buildings with a variety of heights and interesting roof forms.
- Encourage more public spaces (plazas or green spaces) in conjunction with new buildings.

Quality, Legacy, and Timeless Architecture and Design

- Ensure that new buildings enhance rather than detract from nearby or adjacent historic structures.
- Encourage the use of high quality urban materials and integrated design details between floors one through three for new construction.
- Encourage the use of distinctive design, rich northwest color palates, and long lasting materials.
- Promote sustainable, innovative development projects that will provide long-term community benefits and have a high environmental and visual quality.
- Ensure that individual building elements and details are visually consistent with a building's overall architectural style.

2) How do the proposed design standards integrate with the Historic Core character?

3) What are the anticipated economic impacts of the proposed design standards? Do the proposed standards appropriately balance community interests and those of business and property owners?

4) How do the proposed standards encourage mobility in the Historic Core and the rest of Downtown?

5) What are the implications of the proposed amendments on parking opportunities?

6) How do the Historic Core and the proposed standards relate to the rest of the Downtown?