

STAFF CORRECTIONS TO ATTACHMENT B

Downtown Livability Height and Form Recommendations

Attachment B

Previously discussed on Feb. 10, 2016

Downtown-Wide Provisions

Tower Spacing

Direction from CAC:

- Address any impacts that may result from additional height or density (e.g. via design guidelines to address public views, shadows, tower spacing, and others).
- Ensure permeability from I-405 and public views.

Staff Analysis and Recommendations:

- Supports CAC direction.
- 80 ft separation at closest points above 45 ft (aligns with new podium roof height proposal of 45 ft see below).
- All floors above current maximum height will be subject to additional tower spacing and diminishing floor plate requirements.
- Departures allowed per "Tower Spacing" in **Elements of Urban Form**.
- Small site¹ exceptions
 - Tower steps back 20 ft from property line above podium.
 - Tower steps back 15 ft from back of sidewalk above podium.
 - Departures allowed.

Tower Façade Articulation

Direction from CAC:

- For buildings with wider facades (>120 ft – 140 ft) require substantial articulation.

Staff Analysis and Recommendations:

- Supports CAC direction.
- Substantial articulation such as offsets of building façade will be addressed in Design Guidelines.
- Departures allowed.

Connected Floorplates (Buildings less than 70' in height)

Direction from CAC:

- Not specifically addressed by CAC but see "Tripartite" below.

Staff Analysis and Recommendations:

- Use significant modulation to break up mass of connected floor plates per "Floorplate Size" diagrams in **Elements of Urban Form**.

Tripartite (base, middle, top)

Direction from CAC:

- Add guidelines on articulation and massing to emphasize base, middle, top.
- Continue strong emphasis on ground-level differentiation with building articulation, windows, materials, textures, color and unique site characteristics for a quality public realm and human scale.
- Build off the 15%/15 ft² rule.

Staff Analysis and Recommendations:

- Supports CAC direction
- Podium height limited to 45 ft at top of podium roof (see below).
- Use "Entry or other Major Point of Interest" criteria from Building Sidewalk ROW Designations Guidelines.
- Use "Ground Floor Frontage" criteria from Building Sidewalk ROW Designations Guidelines.

¹ Small site = A single project limit \leq 30,000 square feet. A project limit is a single lot or a combination of lots.

² 15%/15 ft rule = Height may be increased by 15% or 15 ft, whichever is greater, if the additional height provides architecturally integrated mechanical equipment, interesting roof form, significant floor plate modulation, façade modulation, or other unique architectural features. Not applicable in "A" overlay and limited to 10% (9 ft) in 'B' overlay.

Downtown Livability Height and Form Recommendations

Wind/Shade/Shadow

Direction from CAC:

- Maximize sunlight to through-block connections.
- Address any impacts that may result from additional height or density (e.g. via design guidelines to address public views, shadows, tower spacing, and others).

Staff Analysis and Recommendations:

- Supports CAC direction.
- Use tower setbacks, canopies, marquees, awnings, and green roofs to deflect wind.
- Use tower separation for maximize light and air.
- Orient buildings with the shortest facades oriented towards north and south north/south to mitigate shade/shadow impacts.
- Orient buildings with the shortest facades oriented north and south east/west to mitigate wind impacts at the pedestrian level.

Eliminate "Diminishing Floor Plate (nonresidential only)

Direction from CAC:

- Not discussed

Staff Analysis and Recommendations:

- Current Code stipulates the following:
- In DT-01, DT-02, DT-MU, and DT-OLB floor plates above 40 ft may be a maximum of 30,000 square feet if the building incorporates at least two floors which are each at least 20% small than the floor below.
- If only one floor exceeds the max floor plate size only one floor must be at least 20% smaller than the floor below it.
- Proposed provisions above for tower spacing and reduced floor plates above current max heights provides greater flexibility while ensuring adequate spacing and slender tower design.

Podium (Base)

Direction from CAC:

- Not discussed

Staff Analysis and Recommendations:

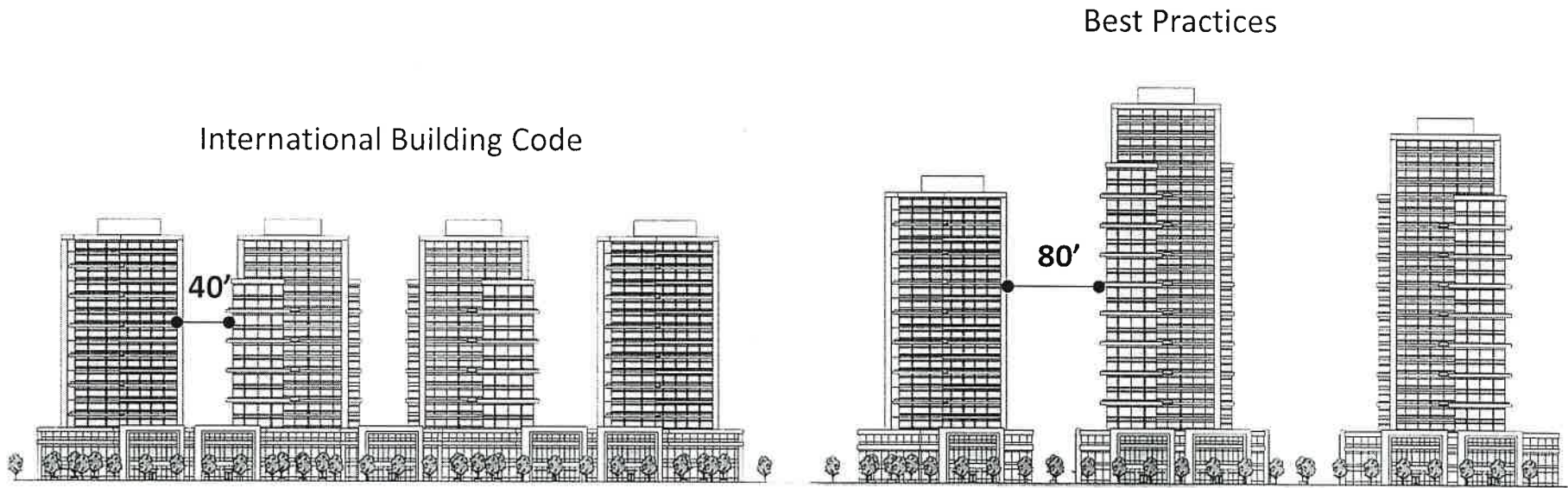
- Podium height is not currently defined except first floor above 40 ft reduces in size (floor plate limits). Result can be an overly tall podium that does not relate to the pedestrian environment and streetscape.
- Staff recommends defining a maximum podium height measured at the roof of 45 ft.
- Departures allowed.

Downtown-Wide: Tower Spacing

Recommendation

- Increased Tower Separation from 40 ft to 80 ft applicable to buildings over 70 ft in height

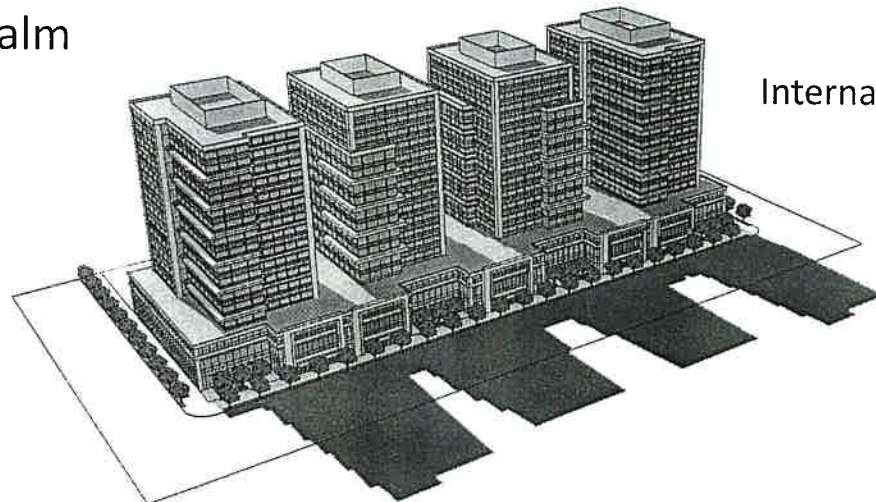
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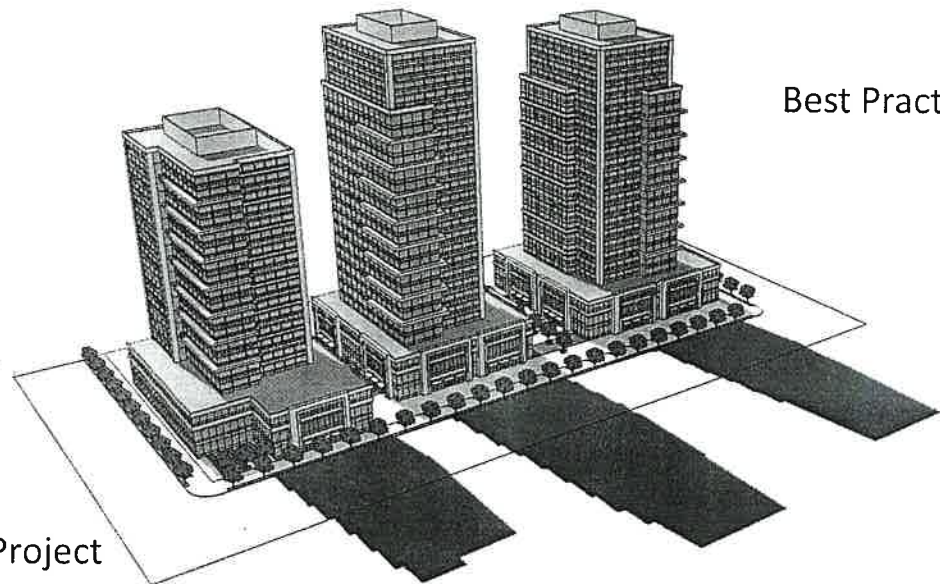
Example: DT-MU, Residential Project

Downtown-Wide: Tower Spacing

Impact on Pedestrian Realm



International Building Code



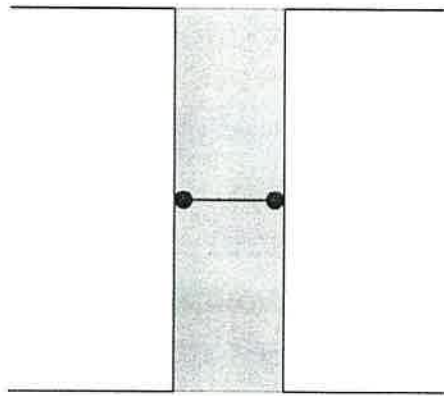
Best Practices

Example: DT-MU, Residential Project

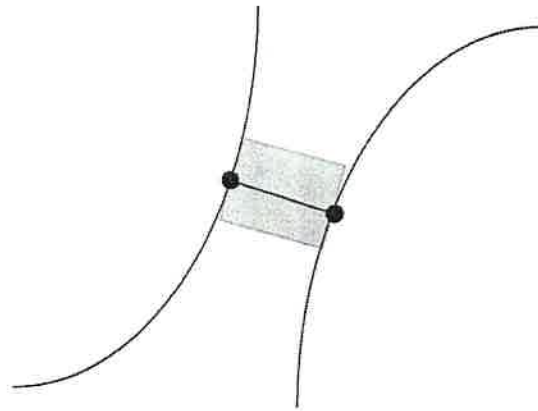
Downtown-Wide: Tower Spacing

Recommendation

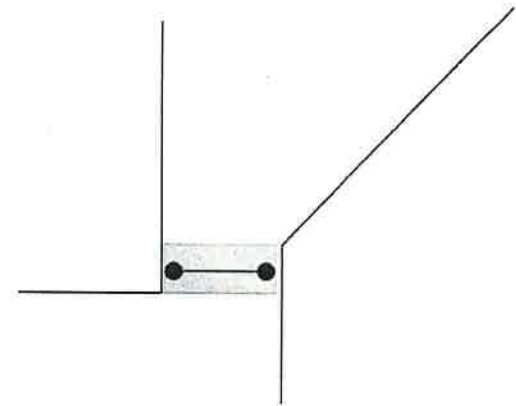
- Departures allowed for Fluid/Slender/Unique Forms



Parallel Facades



Curved Facades



Angled/Irregular Facades

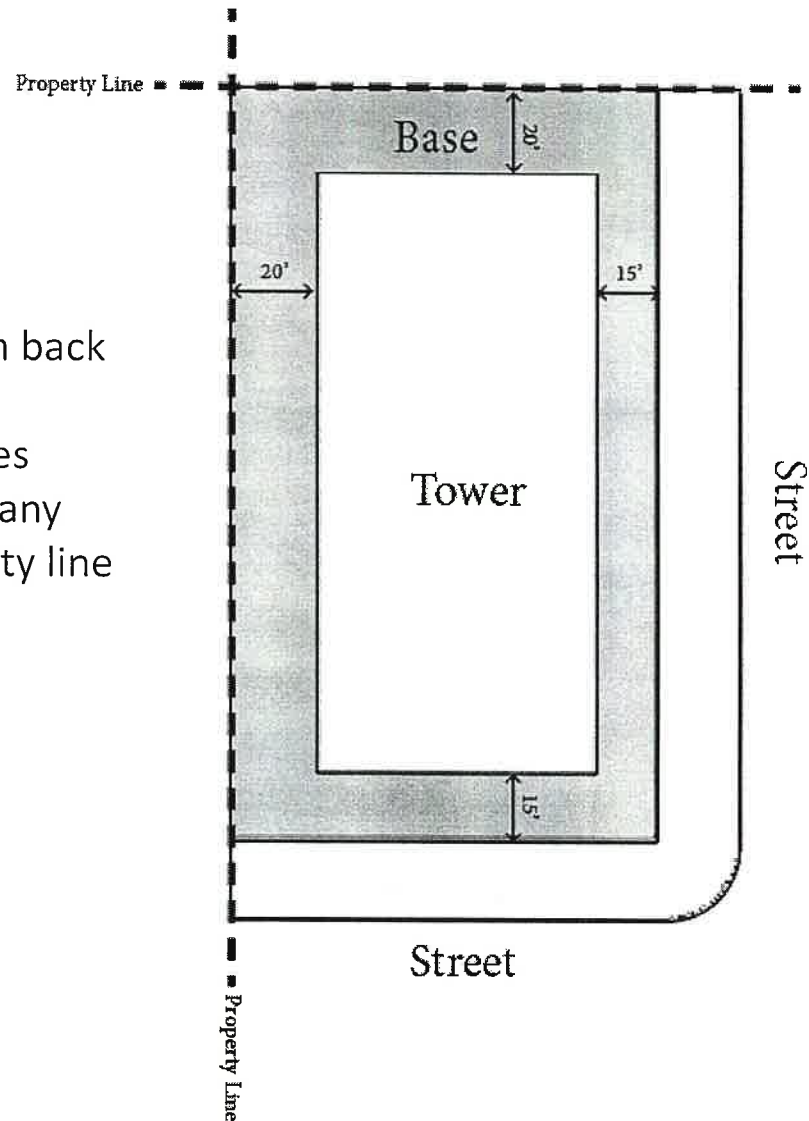
Downtown-Wide: Tower Spacing

Small Sites

Sites under 30,000 sq ft

Recommendations

- Stepback from street
 - Tower shall stepback 15 ft from back of sidewalk
- Stepback from internal property lines
 - Tower shall setback 20 ft from any public space or internal property line



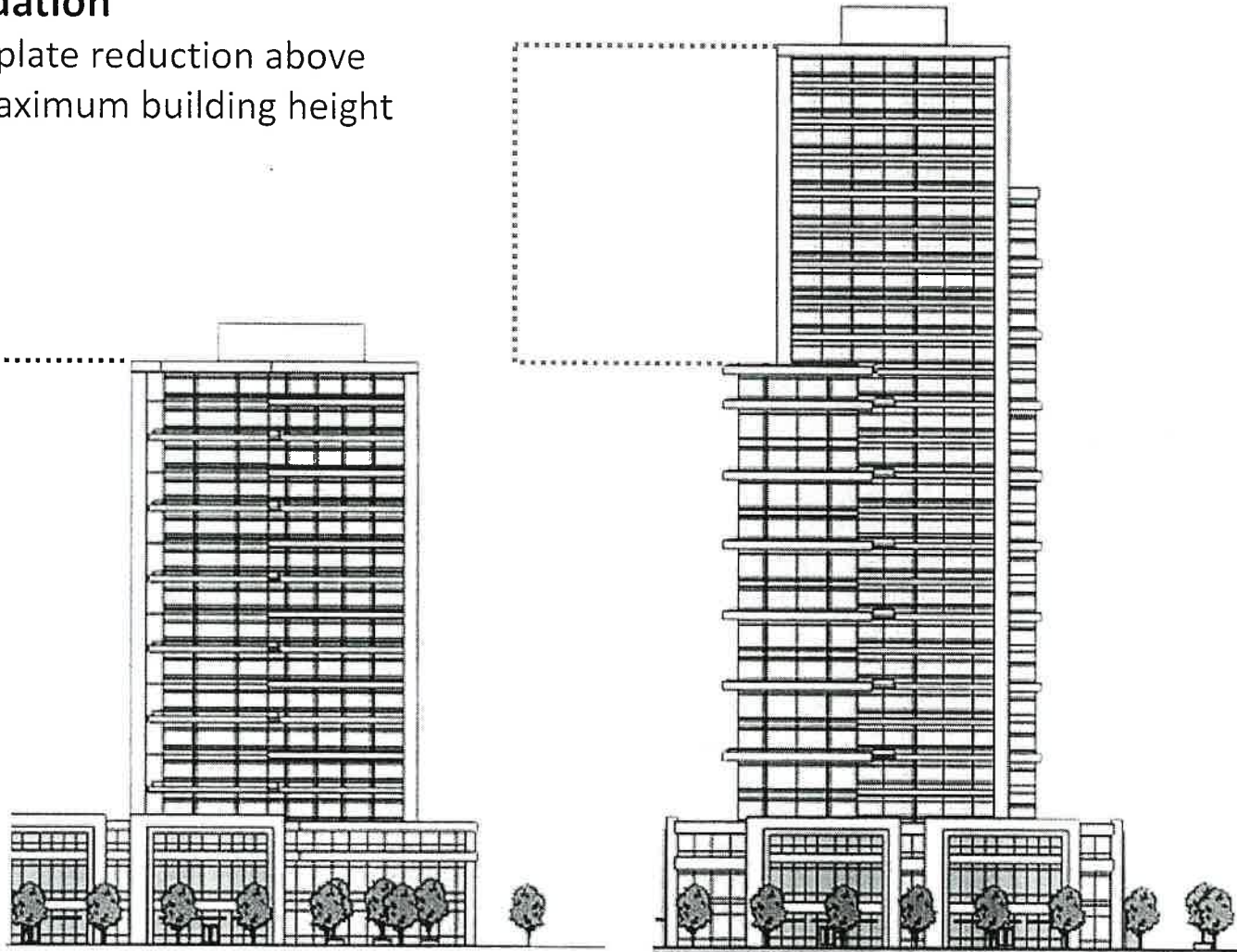
Downtown-Wide: Floor Plate Reduction

Recommendation

- 20% floor plate reduction above existing maximum building height

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Existing
maximum
building
height



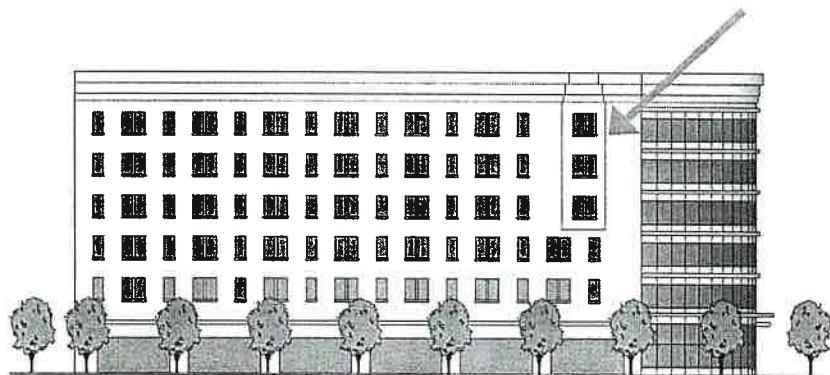
Example: DT-MU, Residential Project

Downtown-Wide: Connected Floor Plates

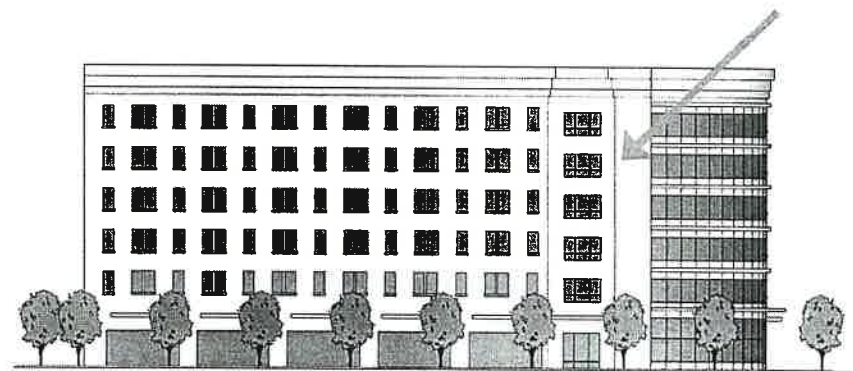
Recommendations for Small Sites (*internal courtyard buildings*)

- “Connection” between 3’-0” and 7’-0” in depth and a minimum 7.5% of façade length
- “Connection” extends from grade to roofline of building
- Enhance distinct and separate elements through transition of building materials
- Floor area of units or office space not permitted
 - Habitable space not permitted
 - Space only allowed for exiting
- Portals and entries to be allowed as part of the “connection”

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Existing

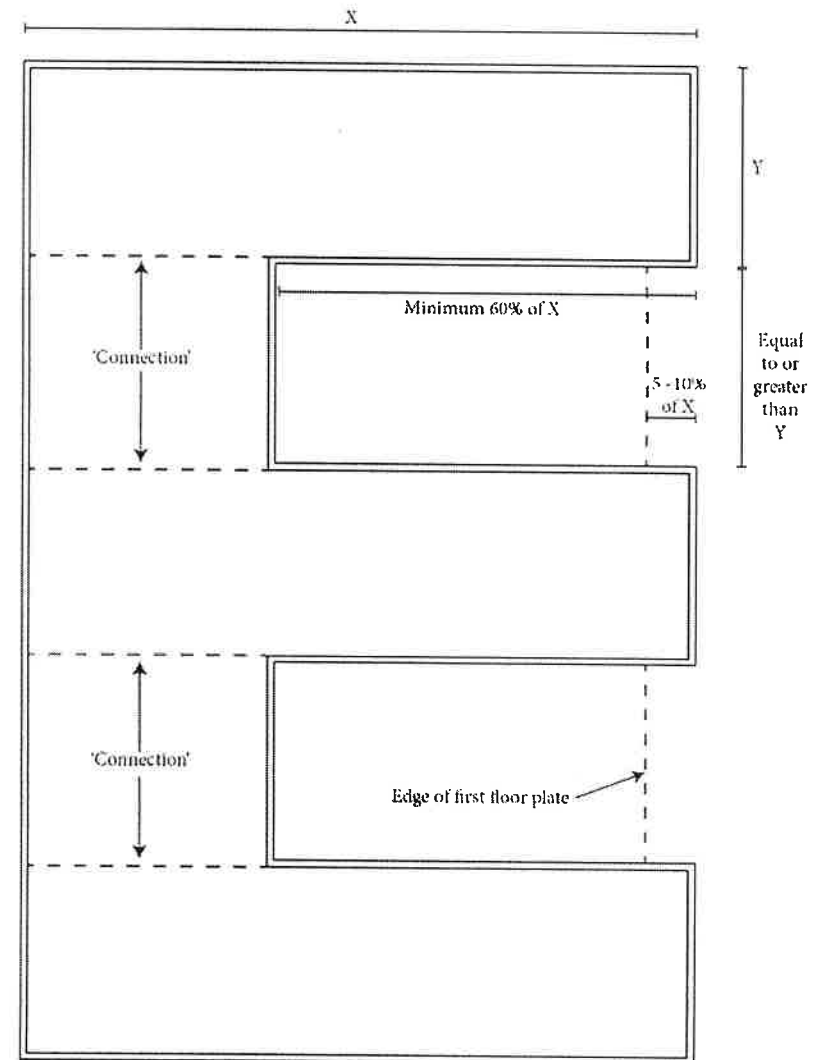
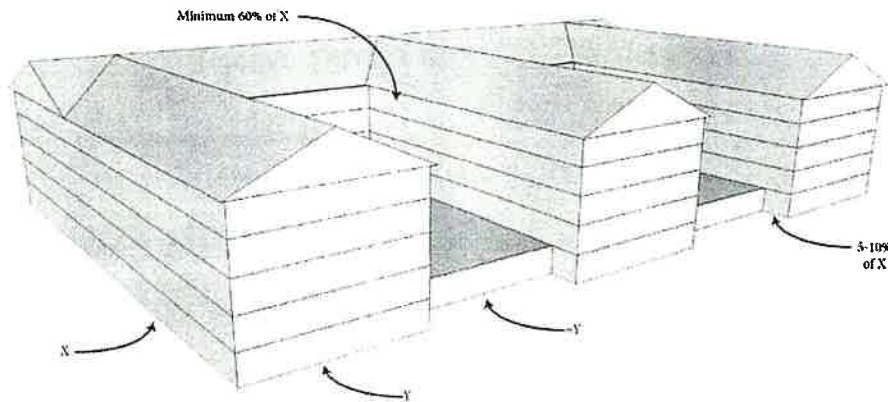


Proposed

Downtown-Wide: Connected Floor Plates

Recommendations for Typical Sites

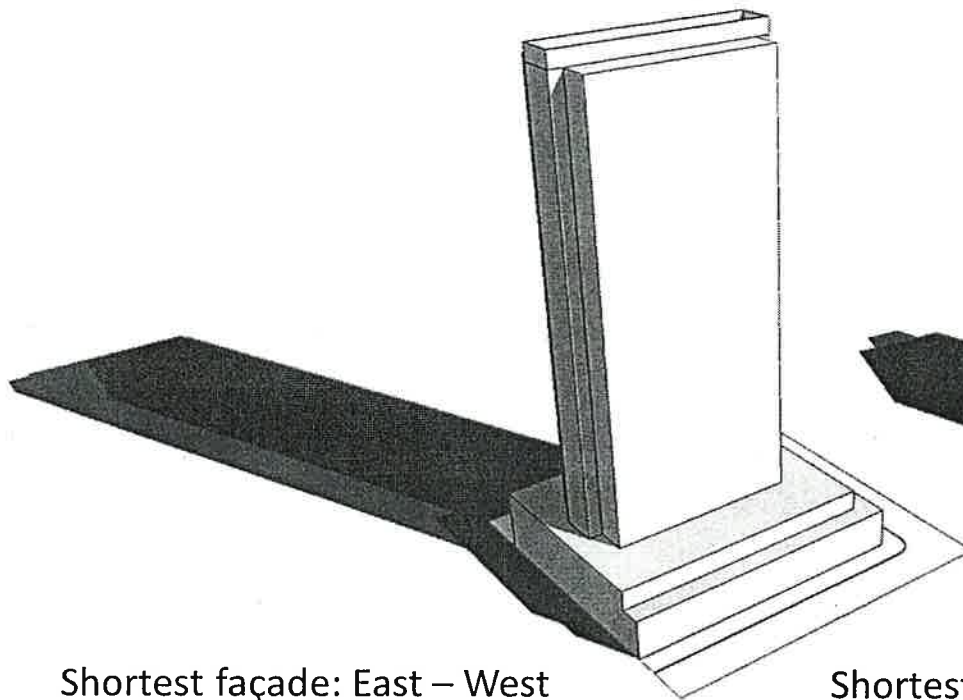
- Separation that establishes an aesthetic of distinctly separate buildings
- Enhance modulation
 - Entrances
 - Stoops
 - Recesses
 - Protrusions



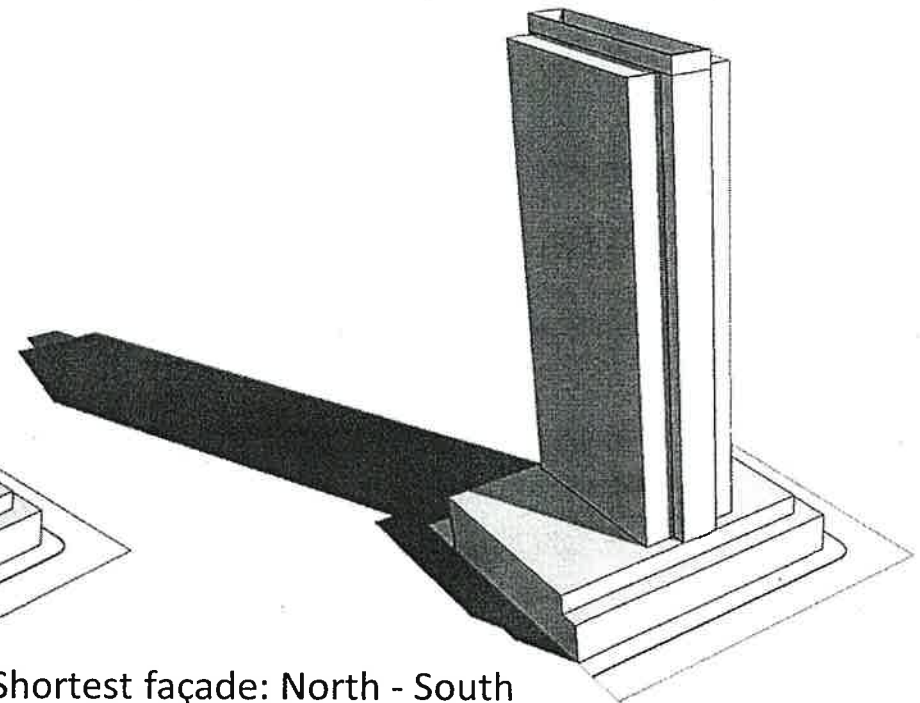
Downtown-Wide: Wind/Shade/Shadow

Recommendations

- Orient buildings with the shortest façades oriented north and south
- Require any public space earning FAR Amenity Incentive System points to conduct shade/shadow study
 - Impact during peak usage
 - 11 am – 2 pm



Shortest façade: East – West

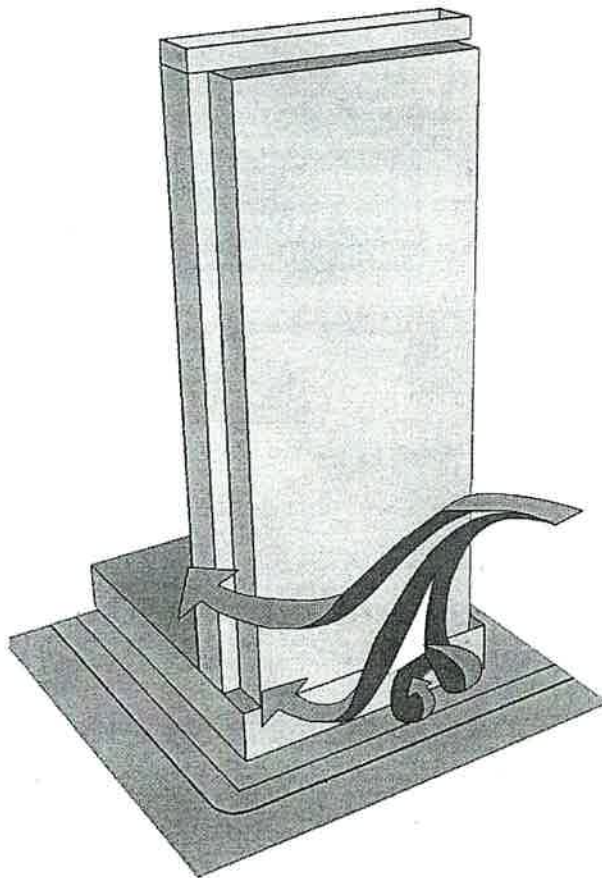


Shortest façade: North - South

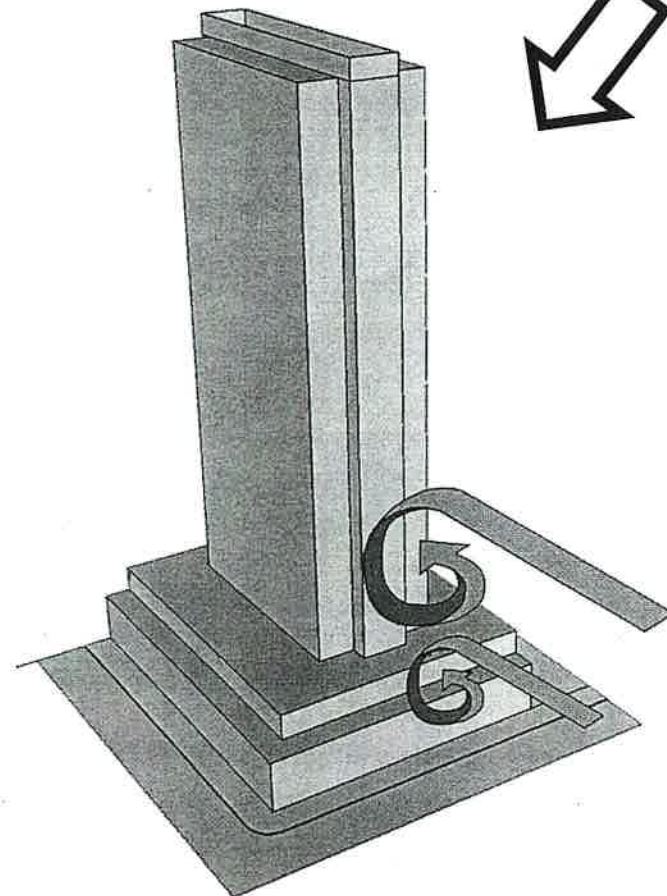
Downtown-Wide: Wind/Shade/Shadow

Recommendations

- Orient buildings with the shortest façades oriented north and south
- Provide stepbacks on all facades oriented towards public space



Shortest façade: East – West



Shortest façade: North - South

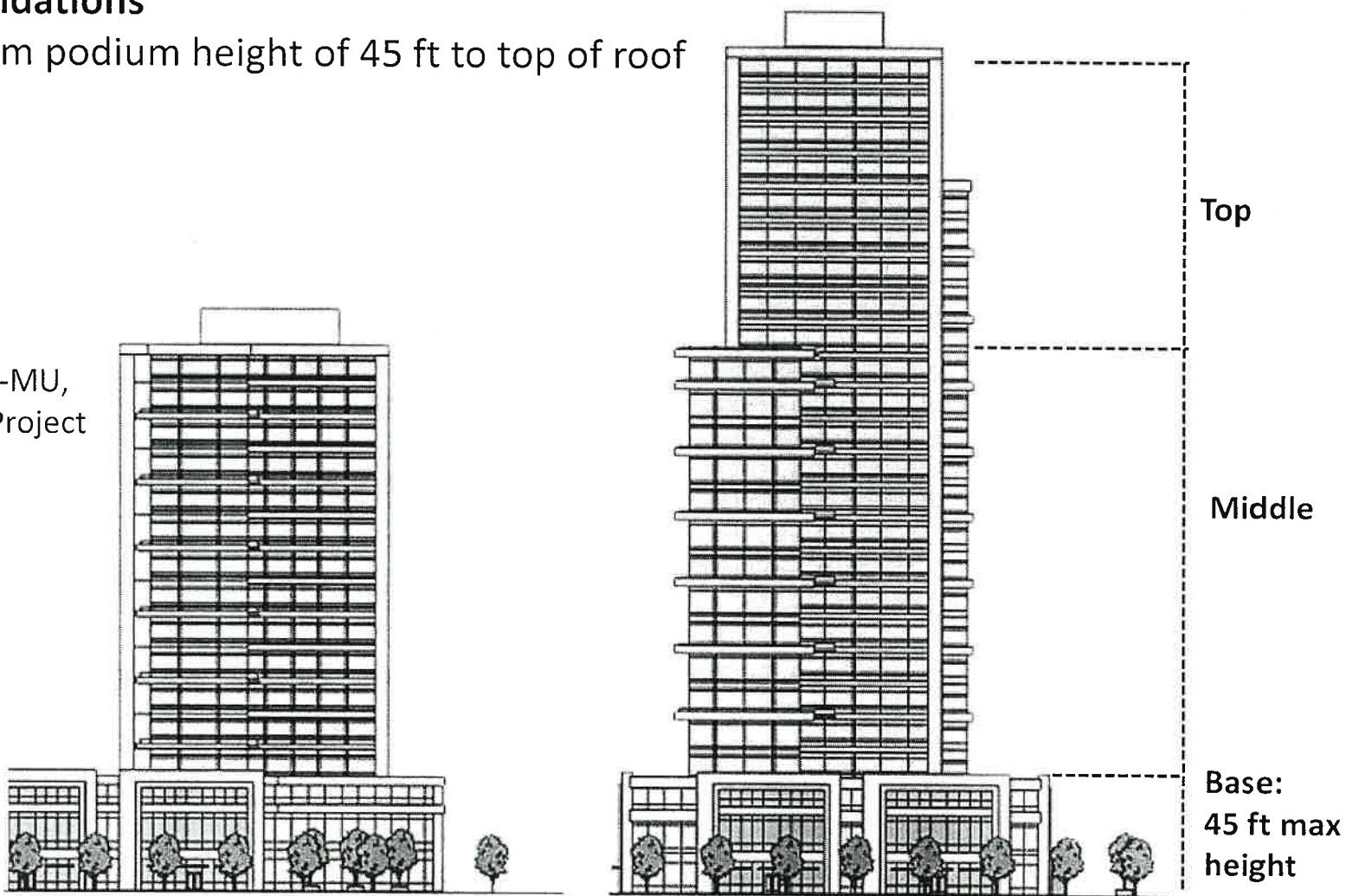
Downtown-Wide: Tripartite (Base, Middle, Top)

Recommendations

- Maximum podium height of 45 ft to top of roof

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Example: DT-MU,
Residential Project



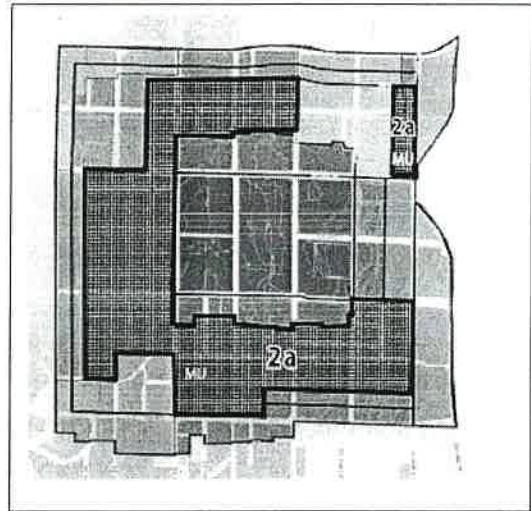
Downtown Livability Height and Form Recommendations

Downtown MU

CURRENT CODE

- FAR: 5.0 res / 3.0 nonres / NA parking structure
- Height: 200' res / 100' nonres / 60' parking structure
- Lot Coverage: 100% res & nonres / 75% parking structure

Previously discussed on Feb. 10, 2016



District Specific Provisions

Floor Area Ratio

Direction from CAC:

- Consider up to 5.0 residential and nonresidential

Staff Analysis and Recommendation:

- Supports CAC direction.

Building Heights

Direction from CAC:

- Consider up to 300 ft residential, 200 ft nonresidential, No change to parking structures.
- Use appropriate mitigation to address tower design, separation, permeability from freeway, connectivity with Wilburton, transition issues, the effect of added height at pedestrian level and at larger scale, and localized transportation impacts.
- Address any impacts that may result from additional height or density (e.g. via design guidelines to address public views, shadows, tower spacing, and others).
- Building off the 15%/15 ft³ rule, allow departure for increased building height if it is needed to accommodate mechanical equipment and/or interesting roof form.

Staff Analysis and Recommendations:

- Supports CAC direction with the provision that any building exceeding current code maximum heights (200 ft residential and 100 ft nonresidential) is subject to additional tower spacing, diminishing floor plate, and special open space requirements.
- Current code allows 15 ft additional height for mechanical equipment which can take up between 25% and 50% of the roof area for elevator overrun, cooling towers, etc. Staff recommendation is to allow a new departure for up to 25 ft for high-rise buildings relying on LUC criteria for Mechanical Equipment Screening and Location.
- See "Downtown-wide" recommendations for more detail on tower design, transition, and pedestrian scale.

³ 15%/15 ft rule = Height may be increased by 15% or 15 ft, whichever is greater, if the additional height provides architecturally integrated mechanical equipment, interesting roof form, significant floor plate modulation, façade modulation, or other unique architectural features. Not applicable in "A" overlay and limited to 10% (9 ft) in "B" overlay.

Downtown Livability Height and Form Recommendations

Eliminate Perimeter Design District - "C" Overlay

Direction from CAC:

- Not addressed

Staff Analysis and Recommendations:

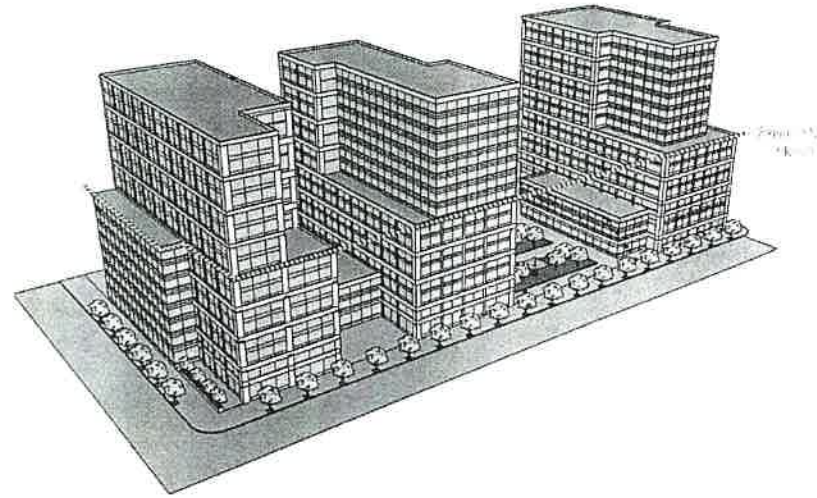
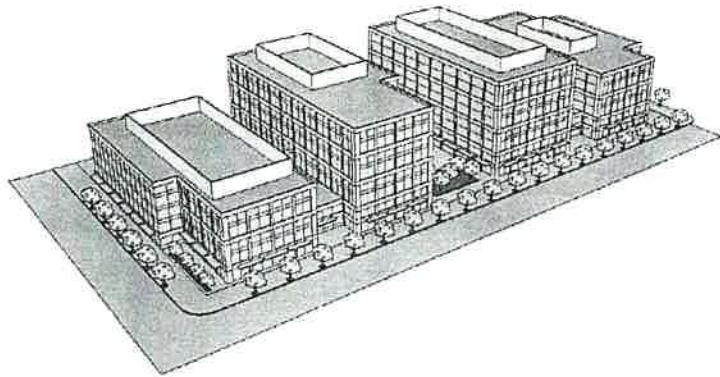
- The "C" overlay has the same dimensional requirements as the underlying "MU". The Code currently states that max FAR and height may be reached by providing food, retail, personal services, hardware, gas stations, child care, or garden supplies. These uses are being amply provided Downtown based on market demand without this criteria.
- This Code provision was adopted at a time when Downtown was losing its traditional neighborhood services. In the interim years, the Downtown residential population has grown to 11,000 residents and the market provides a wealth of neighborhood services on its own.
- Height and form standards are covered in the 'MU' district criteria. Neighborhood services and neighborhood oriented design can be achieved through market demand and Design Guidelines.
- Eliminate "C" overlay.

Downtown Mixed-Use (DT-MU), Nonresidential

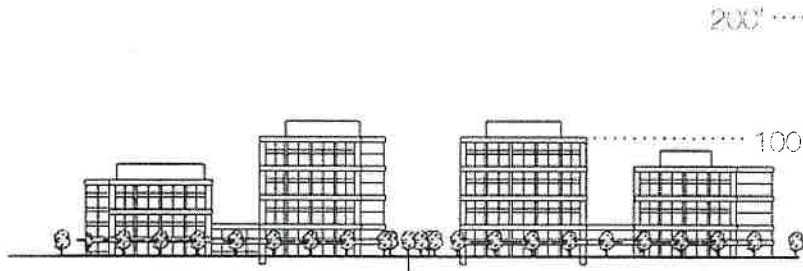
Recommendations

- 5.0 FAR
- 200 ft height limit*

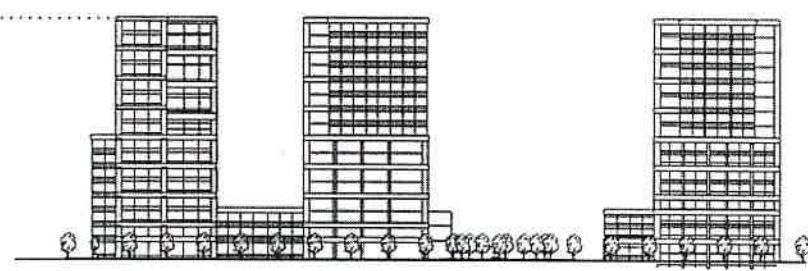
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Existing



CAC Recommendations

* Current code allows that height may be increased by 15% or 15 ft whichever is greater , if additional height provides architecturally integrated mechanical equipment, interesting roof form, significant floor plant modulation, façade modulation or other unique features.