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**PLANNING COMMISSION
AD HOC WORK GROUP**

**UPDATE OF
NYE BEACH DESIGN REVIEW OVERLAY**

JANUARY 21, 2015

10:30 AM – NOON

Newport City Hall
Conference Room A (next to Council Chambers)

MEETING AGENDA

1. Review Memo from SERA Architecture Outlining Proposed Revisions to Nye Beach Design Review Guidelines (group)
2. Other topics?
3. Date for next meeting

Next up: Draft Ordinance and Zoning Map Amendments, along with follow-up suggestions for Planning Commission consideration.

Memorandum



Date 04-January-2015
Project Name Nye Beach Design Standards Assistance
Project Number 1401039
Attention Derrick Tokos
City of Newport, Community Development
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Subject Suggested Revisions to Nye Beach Design Guidelines and Standards

This memo includes suggestions and recommendations for consideration by the City of Newport staff and the Task Force charged with review of ***Nye Beach Design Review Guidelines and Standards***. It seeks to address several identified weaknesses in the currently adopted guidelines and standards, as documented in the attached background materials.

Where appropriate, multiple suggestions are offered for different approaches to addressing an issue. In these cases, varying approaches may be mutually exclusive, and the Task Force and staff will need to select which approach best fits the community's interest.

SERA was asked to offer potential edits toward each of the following goals:

- Recommendations on non-discretionary design standards to better achieve desired architectural styles
- Revise to remove vague terminology
- New guidelines to address massing of larger buildings
- Review existing thresholds for discretionary design review
- Updated Illustrations

The suggested edits made here are in line with observations made in the SERA memo of 02-September-2014 addressing the Nye Beach Standards and Guidelines.

Recommendations on non-discretionary design standards to better achieve desired architectural styles

The ***Nye Beach Design Review Guidelines and Standards*** explicitly state a goal "to require incorporation of common elements and features deemed desirable by the community in the Nye Beach area." They also incorporate the Comprehensive Plan's characterization of the Nye Beach area:

"The Nye Beach District is significant for the collection of cohesive architectural resources and landscape elements which reflect a working-class neighborhood. The area consists of wood frame buildings, 1 to 2½ stories in height, covered with gable and hip roofs, and clad with clapboard, shingle and/or fire retardant siding..."

Additionally, several styles from the late 19th C. and early 20th C. are explicitly described and referenced as defining of the area: Craftsman/Bungalow, Stick/Eastman, and Colonial/Georgian. Each of these styles are defined historically primarily in reference to residential-scale buildings, which complicates applying them to commercial buildings.

Historically, larger buildings in the Nye Beach area have employed relatively simple rectangular massings, with either flat roofs with projecting cornices or gabled and hipped roofs. Architectural detailing varies from simple to ornate with common elements such as brackets at cornices, dormers on gable roofs, and street level awnings or canopies,

Suggested revisions:

1. Commercial, hotel/motel, and multi-family buildings greater than 2 stories, and/or longer than (50') shall include one or more of the following elements to break down the scale of the building:
 - a significant offset (3' minimum depth, 8' minimum width) in the full building massing (see new illustration)
 - a step-back (6' minimum) of floors above the second floor
 - subdivision into a series of distinct building massings, articulated as separate structures
 - multiple ground floor entries at 30' maximum spacing
2. The CPI category should address primary building entries, in a manner similar to the Multi-Family section (MF1.D.1: "The location of a main entrance for each primary building must face the street..."). In addition, commercial projects should be encouraged to have multiple entries from the street. For example: "To the greatest extent feasible, commercial buildings should include multiple entries from the sidewalk. This allows for subdivision into multiple shops, and helps create an active rhythm along the street frontage that is similar to traditional building scale."
3. In order to be in scale with larger buildings, for commercial and hotel/motel developments longer than 50' of street frontage, the porch or veranda shall have a minimum depth of 8 feet. (NB: This also ensures that the space can be appropriately furnished, increasing the likelihood for these spaces will be used and contribute to street activity.)
4. The standard for parking of Commercial buildings CPI1.D should also be applied to Hotel/Motel buildings, CPI2.
5. The City should consider identification of certain key streets (i.e., Coast St, Cliff St, etc.) in the area, and prohibit or discourage allowing parking garage access from them. This may require ranking of the streets, to give guidance to development teams on where to locate garage entries.
6. Consider addition of an item B to Standard CPI4: "Shingle or lap sidings, with a minimum 6" exposure, are strongly encouraged as a primary siding material.

Revisions to Remove Vague Terminology

The following specific terms appearing in the design guidelines are potentially vague, and for each one or more alternative phrasings are suggested:

Location	Term or Phrase	Suggested clarification
DG #1	"a cohesive architectural resource"	"the architectural heritage of the Nye Beach area - as documented in historical photos and drawings or by photographs presented in support of the development"
DG #2	"Commercial buildings shall acknowledge the scale of the streetscape..."	"Intent: Commercial buildings shall incorporate specific elements that contribute to the established scale of the district and support an active streetscape."
DG #5	"compatible"	While this term is somewhat vague, it may be clear from context, especially if the recommendation (below) - to distinguish between statements of intent and actions – is followed.

<p>DG #6</p>	<p>“...where appropriate and necessary to promote the pedestrian orientation of the streetscape...”</p>	<p>This phrase occurs twice in the guideline language, and it is not clear what the intent of the repetition is.</p> <p>The intent of this guideline might be better met and more consistently achieved if made more direct, for example:</p> <p><i>“A primary entrance to the building shall face the frontage street. Entries from off-street parking lots shall not be made more prominent than the entrance from the street.”</i></p>
<p>DG #7</p>	<p>“Commercial and multiple family residential...projects shall not be shaped by off-street parking.”</p>	<p>As noted elsewhere, this lead-in statement might best be phrased as a statement of intent for the guideline, with the subsequent statements acting as clarification.</p> <p>Further clarification of the intent might also be useful, such as:</p> <p><i>“Building massing should generally take traditional forms that are observed in the district, the historical record of Nye Beach, or that can be demonstrated to be consistent with the dominant architectural styles of the district.”</i></p> <p>Additionally, extension of this guideline to address hotel/motel projects would contribute to the overall district quality.</p>
<p>DG #9</p>	<p>“On-site lighting shall be ...retained on the site.”</p>	<p>This directive is difficult to achieve in an urban environment, with zero lot lines. Lighting at the building edge will spill onto the public sidewalk, as is appropriate to that context.</p> <p>Specific direction for these conditions would help clarify the intent of the guideline. For example:</p> <p><i>“Where building-mounted lighting – wall sconces, awning-mounted downlights, etc. - is used to illuminate an adjacent public sidewalk, the lighting source itself should be recessed or screened to avoid uplight and glare.”</i></p> <p>The complexities of this design problem are addressed well in standards such as the Model Lighting Ordinance (Illuminating Engineering Society of North America/Intl Dark Sky Association) and the Luminaire Classification System for Outdoor Luminaires (Illuminating Engineering Society). The City might benefit from incorporation of such a standard – in whole or in part - by reference.</p> <p>In particular, the application of lighting zone and specific guidance for each zone in the form of a “backlight-uplight-glare (BUG)” rating would help reduce differences of interpretation of this guideline.</p>

A general recommendation is that each guideline and standard include an explicit **statement of intent**, followed by the **strategies** that would meet that intent. In addition, titling each guideline and using bullet points or similar formatting to itemize the strategies or 'action items' will add clarity to the structure. This approach will have several benefits:

- Clarify the document to all users
- Ensure that each guideline addresses a particular type of concern: scale, orientation, rooflines, screening requirements, etc.
- Create a format that supports use of terms such as “cohesive”, “compatible”, or “promote” in the intent statements, while clarifying these terms in the action statements.

Most of the guidelines appear to have such a structure implicitly, so this recommendation is primarily a formatting issue. For example, Guideline #1 might be re-structured as below.

Current structure:

Design Guideline #1. For residential development, a cohesive architectural resource shall be maintained by emphasizing common roof types (such as steep pitched gable, multiple lower pitched gable, hip or other roof types) and by including in the design common main façade elements (such as porches, verandas, sunrooms and/or other architectural/design features as identified in the design standards or as documented to exist within the design review district). For multiple family development (greater than 2 units), trash collection areas shall be screened. See Illustrations #2, #3, #4, and #5.

Recommended structure:

Design Guideline #1: **Contextually-Appropriate Design**

Intent: For residential development, a cohesive architectural resource shall be maintained.

OR, as noted above, this phrase could be replaced with the language suggested to read:

Intent: For residential development, the architectural heritage of the Nye Beach area - as documented in historical photos and drawings or by photographs presented in support of the development - shall be maintained.

- New development should utilize roof types common to the district, such as steep pitched gable, multiple lower pitched gable, or hip;
- New development should include in the design common main façade elements (such as porches, verandas, sunrooms and/or other architectural/design features as identified in the design standards or as documented to exist within the design review district).
- Buildings shall feature variety in building shape, height, roof lines, setbacks, and design features consistent with the design guidelines. *(This item might be moved from the current DG #6, as it appears to align better with the intent of this guideline.)*
- For multiple family development (greater than 2 units), trash collection areas shall be screened. *(This last action item would best be served by moving it to a new guideline explicitly addressing screening requirements.)*

Reference: Illustrations #2, #3, #4, and #5.

Review existing thresholds for discretionary design review

Given the concern expressed in Task Force meetings related to building size, it is suggested that larger buildings building size be the primary threshold for triggering design review.

1. Revise the code to trigger the Conditional Use requirement at a lower threshold: i.e., 60' or longer, rather than 100'.
2. Revise the standards to establish a definite limit in overall length of building to 100' in a single dimension. Limit the other frontage to a lower length (see new illustrations.)
3. Require additional impact studies for buildings above a certain size. See next section: requirements for solar and visual impact studies.

New guidelines to address massing of larger buildings

Current requirements addressing building scale include the following:

NMC 14.30.060, A.2.

Any building with any exterior dimension of 100 feet or more shall be required to obtain a Conditional Use permit as outlined in Section 14.33.001, Conditional Uses, and using a Type III Land Use Action.

CPI (Commercial and Public/Institutional) Design Standard # 1.

- A) Buildings taller than 35 feet in height must apply for design review under the design guidelines.
- B) Buildings with a footprint of 40 feet or more along the frontage street must apply for design review under the design guidelines.

MF (Multiple-Family) Design Standard # 1.

- A) Max bldg. length = 100', and 10' landscape area required between buildings.

Approaches/Suggestions:

1. Create a provision that if a building's dimensions approach the 100' maximum in one dimension, the other plan dimension should have a shorter maximum: approx. 60-65' (see new illustration).
2. For commercial projects, including hotel/motel, which exceed the maximum dimensions to qualify for the Design Standards approach – as described in CPI Design Standards #1 & #2 – it is generally expected that building massing and design **meet or exceed** the level of articulation called for in the Design Standards.

(NB: Currently, it appears that use of the guidelines could potentially allow larger projects to use the DR process to seek approval for less articulation of facades, so the intent of the above statement is to give the applicant and reviewers clear direction that larger buildings are expected to meet or exceed the standards.)

Examples of strategies to meet this expectation include:

- At every 40-50' of length along the street-facing facades, the elevation should have an offset in plan of at least 3'.
- Street facades should have multiple entries – for separate shops, offices or residential units – to the greatest extent feasible.

- Articulation of the façade with changing materials – when aligned with the overall architectural expression – to help create a strong street rhythm.
 - Traditional styles typically articulate building massing as an expression of volumes, as opposed to the modernist concept of articulating planes and walls. Making transitions at interior corners is one technique that helps communicate this traditional approach (see new illustration).
3. For commercial projects, including hotel/motel, which exceed the maximum dimensions to qualify for the Design Standards approach, the main façade feature requirement in the design standards shall apply. The proposed design shall demonstrate compliance with a minimum of **five** of the main façade features strategies listed in Design Standard SFT1.B.
 4. For commercial projects, including hotel/motel, which exceed the maximum dimensions to qualify for the Design Standards approach, two design studies are required to analyze the impacts of the project: a solar shading study and a view corridor study.

The **view corridor study** should accurately represent the building’s massing as it would be seen from up to 4 points identified by City staff (in a pre-application meeting). These viewpoints should represent publicly accessible streets, parks, or plazas that are likely to experience altered views as a result of the project. This study can use simple massing and shall be super-imposed on a photograph, from the identified viewpoints.

The **solar shading study** shall include 3D massing of the proposed development and all affected developments. It shall show shadows cast at these times and dates:

- Both 10:00 am and 2:00 pm on the dates below
- Summer Solstice, Winter Solstice, Equinoxes

The study should show at least simple massing of all existing buildings and open spaces shaded by the proposed development. Building detail on existing buildings is not required, but window locations should be shown accurately, to illustrate impacts of shading patterns on windows.

Revised Illustrations

The following illustrations are updates to existing illustrations in the Design Standards.

Illustration #7: Commercial Buildings



In the illustration above, banks of windows along the ground floor help create a pedestrian oriented environment. Buildings abut the property line such that no building is setback significantly from the other buildings. Buildings vary in size, shape, roof lines and design features but are architecturally compatible through the use of similar design elements such as the use and placement of a common window treatment on the second floor.



Banks of multi-pane windows along both street frontages help create a pedestrian-oriented environment.

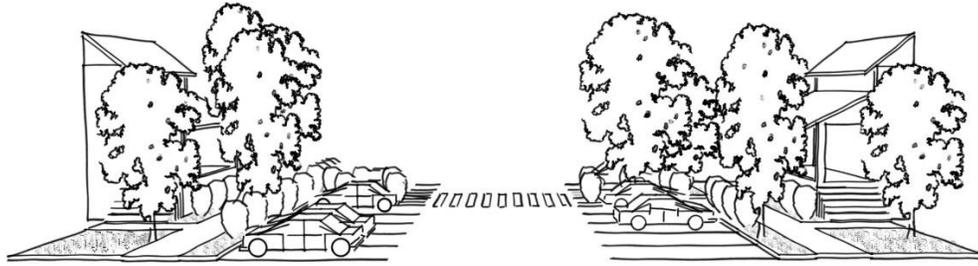
Illustration #8: Commercial Buildings



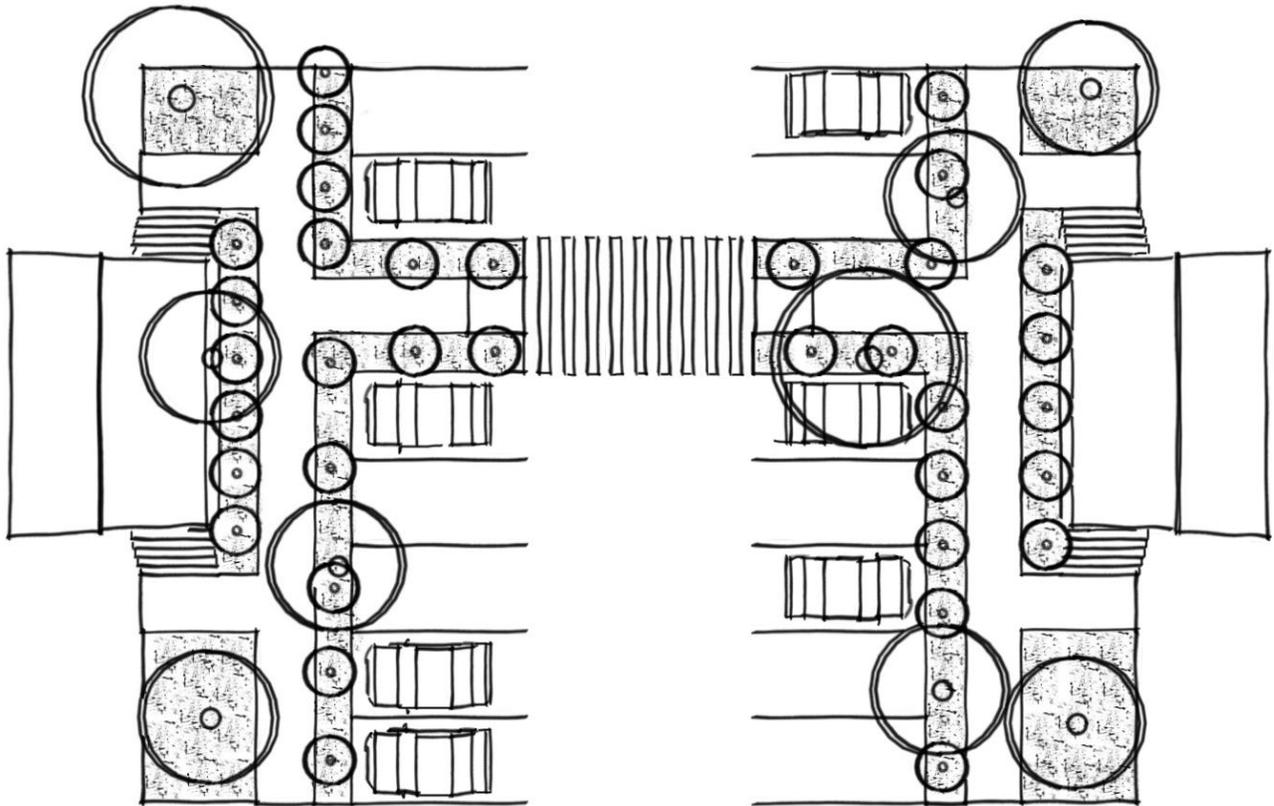
The intent of the Design Guidelines is to provide for variety in building shape, size, roof lines and design features – allowing architectural expression within a set of established design styles and types.



Illustration #9: Parking and Pedestrian Layout



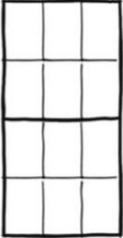
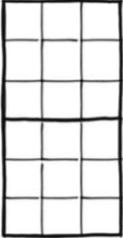
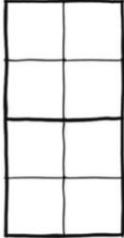
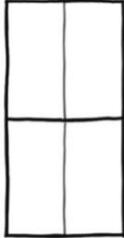
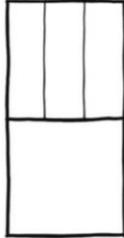
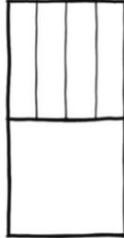
Section/Perspective



Plan View

The illustration above shows an Interior parking lot. Note that the pedestrian pathways are separated from the vehicle travel areas. Where the pathway crosses the parking lot, a landscaped area extends from each side to mark the crossing areas. Additionally, the crossing area is clearly marked. Specialty pavers could also be used to mark the pedestrian crossing area. Trees provide screening for the parking lot. A short hedge (3-4 feet) around the parking lot in the landscaped area would provide additional screening and would further separate the pedestrian and vehicle areas. Breaks in the hedge along large parking lots could be provided to allow easier access to and from parked vehicles.

Replacement for Glossary Illustration of Sash Windows

						
6/6 6 over 6 sash is common in older buildings. In the old days, big pieces of glass were expensive, so windows were made from lots of smaller pieces.	9/6 9 over 6 is also common in older buildings for the same reasons.	4/4 These windows became more common after the Civil War.	3/2 This type of window is seen a lot in modern buildings.	3/1 This style was a popular feature on Bungalow homes.	4/1 This style was also a popular feature on Bungalow homes.	1/1 This window is very common on modern buildings.

New Illustrations

The following illustrations are suggested to add clarity to design guidelines.

Illustration #__: Massing of larger buildings

This illustration shows several massing requirements:

- Maximum frontage lengths in each direction
- Required offsets in buildings
- Separation of buildings for landscape and/or parking access/pedestrian ways

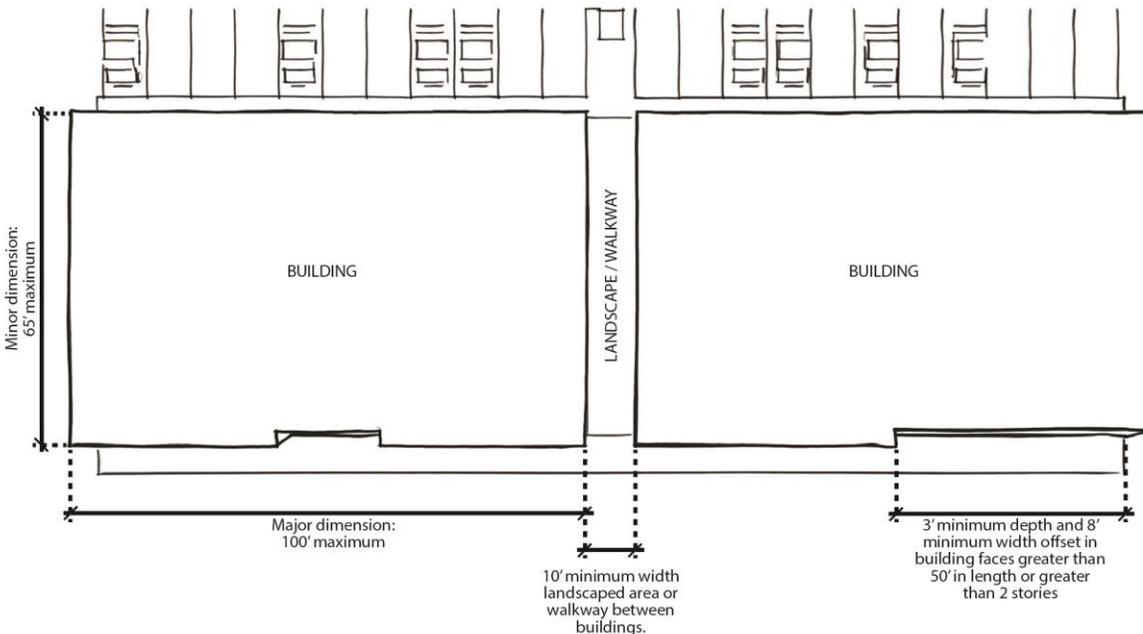


Illustration #__ : Transition materials at inside corners, rather than outside

Where materials are changed on facades, the transition should be made at “outside” corners, as at left, rather than at “inside” corners, as at right. This design strategy is in keeping with the traditional styles found in the district, as they express volumes of rooms and bays, rather than wall planes.

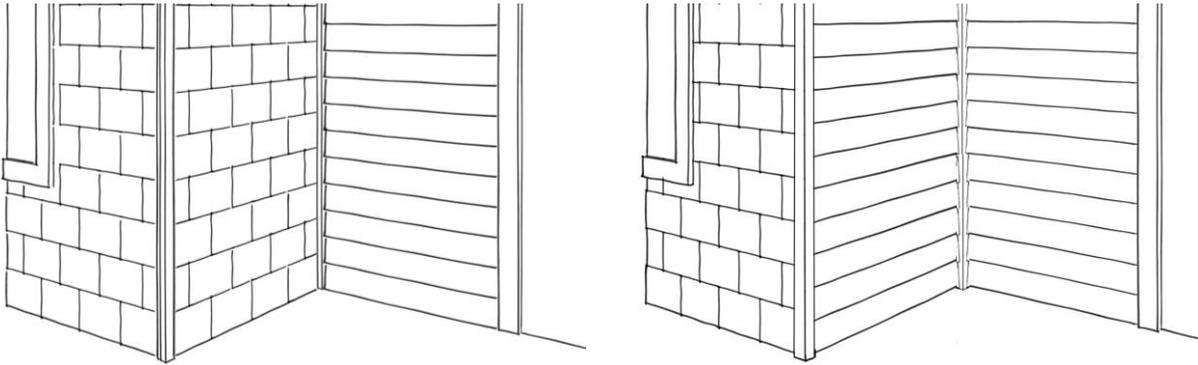


Illustration #__ : Examples of Solar Shading Studies

Solar studies should show the massing of the proposed development, as well as any nearby facilities that would be shaded by it during the specific times. In the examples below, the shadow line at the left is on the equinoxes and on the right, at the winter solstice.

