

**City of Oakland
Objective Design Standards and
Project Streamlining**

**Focus Group Meeting #2
August 30, 2023**

City of Oakland Objective Design Standards & Project Streamlining Focus Group Meeting #2

August 30, 2023, 6-7:30pm, held on Zoom

Participant Affiliations:

- Oakland Heritage Alliance
- Greenlining Institute
- HKIT Architects
- Private Architect
- David Baker Architects
- Mercy Housing California
- Private Architect and Planning Consultant

MEETING AGENDA

- Meeting Objectives
- Project Process
 - Why is Oakland Undertaking this Effort?
 - Timeline
 - Community Feedback to Date
 - Equity Consideration
- Design Review Process
 - Objective vs. Subjective
 - Existing Design Review Process
 - Proposed Objective Design Review Process
 - Paired with Proposed Zoning Changes
- Proposed Objective Design Standards
 - Structure, Outline, Categories and Checklists
 - Mid-rise and High-rise Multifamily Key Standards
- Case Study Exercise and Interactive Group Discussion
- Next Steps

DISCUSSION FORMAT

As part of the City of Oakland’s Objective Design Standards Project, the team convened homeowners/recent project applicants, developers, architects, designers, neighborhood groups, historic resource advocates, and others with an interest in design and neighborhood form in a series of focus groups. The focus group objectives were to present a select number of objective design standards and receive feedback on three main questions:

- 1) Will these result in development that is appropriate?
- 2) Are they too descriptive or too general?
- 3) Are we missing something?

Focus Group 2 emphasized key issues and preliminary standards for mid-rise unit (up to nine stories) and high-rise residential projects. After a brief overview about the objective design standards project and design review process, the team presented a selection of standards in four categories, including Site Planning, Organization, and Design; Building Scale and Form; and Building Elements. After each section, participants shared their feedback, which was live-captured on the slides (see Appendix A). Discussion materials and platforms were available for participants to comment on in the days following the meeting. Additional public comments are provided as Appendix C as well as Zoom chat notes during the meeting, as Appendix B.

DISCUSSION SUMMARY

- **Site Planning and Design:** Participants raised questions and concerns about certain standards, such as curb cut frequencies (for example, changing language to “only one curb cut should be *allowed*”). Participants emphasized the need to balance standardization with flexibility.
- **Open Space:** Participants raised concerns about standards related to landscaping requirements, particularly the weight of trees and soil on roofs. One participant noted that planter depth of 36 inches was appropriate; others noted that trees needed a greater depth for roots. Other commenters encouraged flexibility in reducing planting requirements for roof terraces and above grade landscaped areas, and that trellises could be an effective landscape solution.
- **Building Bulk:** Participants shared varied opinions about ways to control for building bulk. Several suggested scrapping articulation and massing breaks (including recesses, projection massing, exterior courts, and portal requirements), as they were perceived to increase costs, contribute to architectural “blandness” or be “too busy” or “appearing random.” Favored approaches to articulation included reducing depth of articulation breaks from 10 feet to three feet; picking up more on contextual elements in historic areas; and upper level setbacks. At least two participants wondered if current historically designated buildings would be possible to build under today’s design standards.
- **Active Frontage:** Discussion centered around the need for a minimum frontage threshold and the potential for flexibility for active ground floor and glazing requirements for smaller buildings on narrow lots (including buildings less than 25 units, low rise, and townhome projects).
- **Facade Pattern and Articulation:** Participants expressed concerns about the complexity and cost associated with certain facade and articulation requirements, which were perceived to contribute to visual “noise.” The importance of considering climate resilience in design standards was mentioned as well as incompatibility of articulation methods with APIs/ASIs. Another participant mentioned curves as design features that may not be as easily defined, but that could be a beneficial form of “modulation or dimensional variation.”

- **Context and Historic Buildings:** General concern regarding compatibility with historic buildings in context was raised by a few participants. Particularly for bulk and façade articulation methods, participants expressed desire to see more provisions that could result in design appropriate in historic areas.
- **Balconies and Decks:** Participants urged a more human-centered approach to balconies, instead focusing on the usability, variation, and context of balconies and decks (for example, on a busy street, versus overlooking a park). Suggestions are made to study their design more comprehensively and potentially leave the decision to include them to developers.
- **Materials:** Participants voiced concerns about vinyl, stucco, and cement plaster and a few participants suggested prohibiting vinyl everywhere in the city. Participants emphasized the need to consider context and environmental factors in material selection.
- **Parking Garage Facades:** The conversation touched on the integration of parking garages into urban spaces, considering design elements like trees. Some participants expressed concerns about the layout and functionality of parking structures, especially as part of cities in the future. Other participants agreed the standards presented for parking garages were appropriate.
- **Roofs:** One participant noted that standards on roofs should emphasize pitched roofs over flat roofs, while another participant emphasized the importance of preserving flexibility for contemporary design – including flat roofs - outside historic areas.
- **Interior Building Design:** While not a topic currently covered by ODS, one participant discussed various aspects of interior building design, including the importance of two-bedroom units, the limit on studios and one-bedrooms, and the potential requirement for a percentage of two-level units.

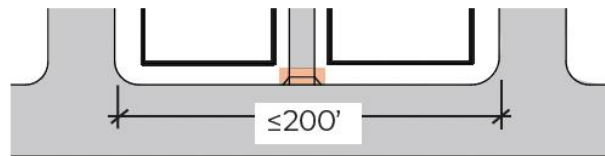
Site Planning, Organization, And Design



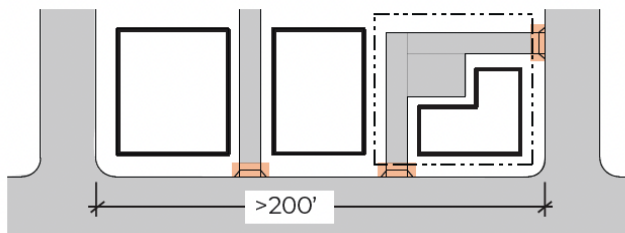
Vehicular Access and Parking

Curb Cut Frequency: For developments other than one to four units and townhouses:

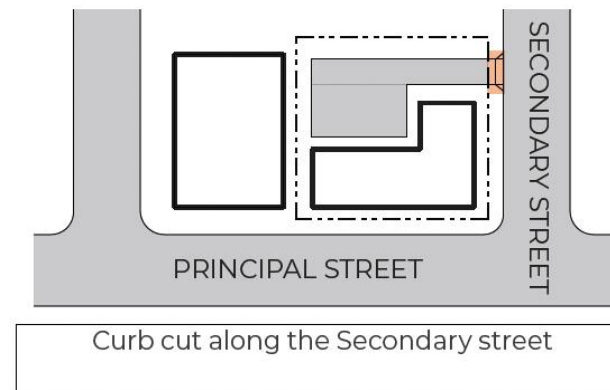
- Only one curb cut shall be provided if the street frontage is 200 feet or less.
- No more than two curb cuts shall be provided if the street frontage is more than 200 feet. For corner parcels, a maximum of one curb cut shall be provided on each street.
- When only one curb cut is provided for a corner parcel, it shall be located along the local street or alley.
- *Exception.* If more than one building is provided on one site, up to one curb cut per habitable building is allowed.



Up to one curb cut allowed.



No more than two curb cuts allowed.
One curb cut on each street allowed for corner parcel.



Will these result in development that is appropriate?

- Comments

Are they too descriptive or too general?

- “only one curb cut should be *allowed*...” in first bullet- implies one must be provided.

Are we missing something?

- Comments

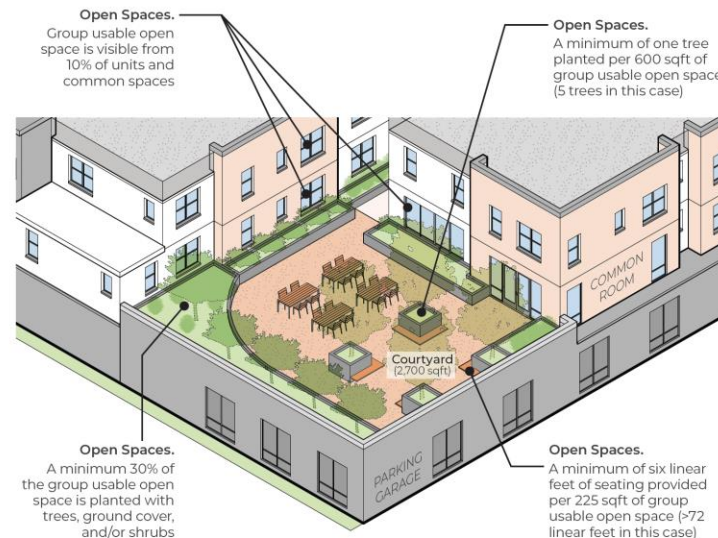
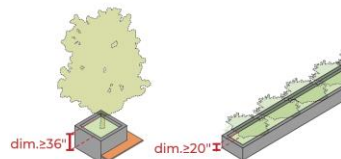
Open Spaces

Group Useable Open Space Design:

- A minimum of **30%** of the group useable open spaces shall be planted with trees, ground cover, and/or shrubs. Areas within group useable spaces used for secured childcare open space are excluded.
- A minimum of **one tree shall be planted per 600 square feet** of the group useable open space area (aggregated across all group useable open spaces).
- Planting in above grade **courtyards** shall have a **minimum soil depth of 12 inches for ground cover, 20 inches for shrubs, and 36 inches for trees.**
- When group useable open spaces are larger than 200 square feet, a **minimum of six linear feet** of seating shall be provided per 200 square feet of each useable open space.



Source: VMWP



Will these result in development that is appropriate?

- Depth of soil- 36" was magic number recommended on podium project.
 - Trees on roofs need more soil than 36" sometimes; Planting hole needs to be 2-3x per root ball diameter.
- Berkeley has similar req. (40%), can get onerous to put that much planting on roof because of heaviness- be more flexible with tree requirements.

Are they too descriptive or too general?

- "in above-grade courtyards"- replace with "above-grade planted areas."
- 6' of **linear** seating- does it have to be in straight line? Flexibility- 6 ft with tree in middle? Could there be seating around a tree?

Are we missing something?

- Support for using roof of building for open space, not just for mechanical- at least half of space could be utilized for midrise buildings.
- Seismic concerns

Landscaping

Planting at Street Frontages: When a front setback of more than 3 feet is required, a minimum of 30 percent of the area between the street-facing building facade and property line that is not a part of a stoop, porch, pedestrian pathway shall be planted using trees, ground cover, foundation plantings, or wall plantings.



Source: City of Kelowna

Will these result in development that is appropriate?

- Comments

Are they too descriptive or too general?

- Roof terraces and above-grade landscaped areas should have the flexibility to reduce planting at these areas to 15-20%. Trellises are another effective landscaping option.

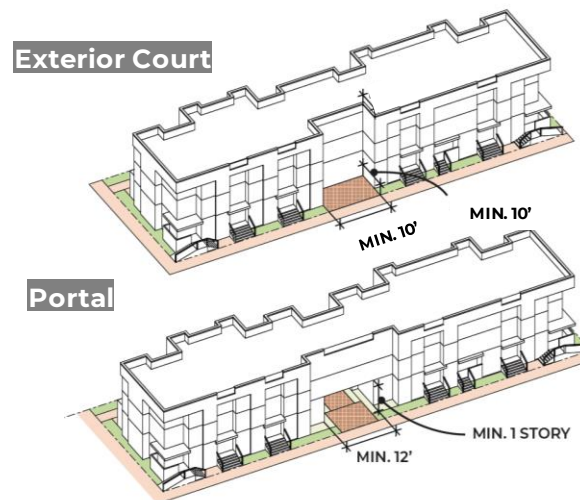
Are we missing something?

- Comments

Building Bulk

Massing Breaks. For building frontages and continuous streetwalls up to eight stories tall and greater than or equal to 150 feet but less than 300 feet in lengths, massing breaks shall be provided as at least one of the following:

- A **recess or projection** in the building massing that is at least 15 feet wide and 10 feet deep and extends the full height of the building, including a break in the roofline.
- An **exterior court at the street level** that is a minimum of 10 feet by 10 feet, is open to the sky, and visually open to the street on at least one side. This court could be a part of the setback required by the underlying zoning district. Fences are allowed if they comply with Zoning.
- A **portal** that is at least 12 feet wide and has a vertical clearance of 12 feet. Fences are allowed if they comply with Zoning.



Will these result in development that is appropriate?

- Specifically can we scrap the recess or projection massing, exterior court, & portal requirements?
- Agree that horizontal articulation is important, but 10' depth is unnecessarily deep to convey a visual sense of "break"- 3' is more reasonable. For housing, this would allow more flexibility.
- Don't think this would contribute to better buildings
- 150' to 300' spacing requirement seems reasonable

Are they too descriptive or too general?

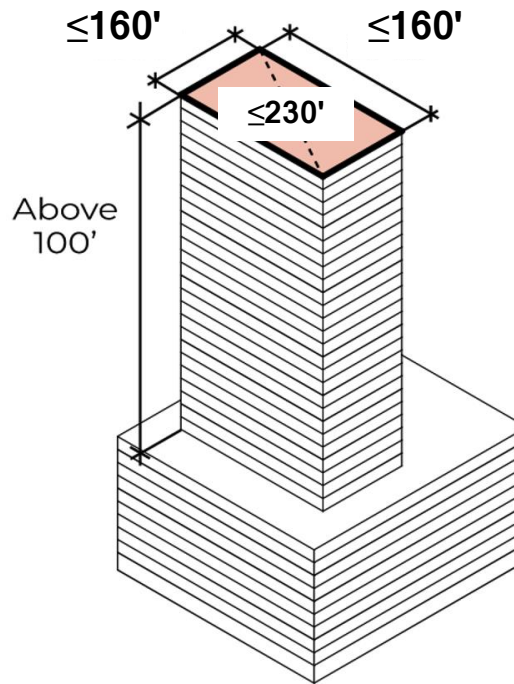
- Massing breaks- don't think they are necessary, make buildings architecturally bland.- scrap the recess or projection massing, exterior court, & portal requirements (+4)
- Helpful to identify entry that has recess, but can busy and random. Other standard for articulation needed. Upper 2 levels set back, 8-10 ft, helps articulate building (vertical articulation)

Are we missing something?

- In historic areas (primary and secondary importance), OHA recommends new development respect contextual arch. Elements. Most historic areas don't have that much articulation, but do have detailing, façade rhythm, etc. Recommend new development pick up on contextual elements. Can be visually intrusive otherwise.
- Articulation can increase costs; other design features may be more cost effective

Building Bulk

Tower Floorplate: For portions of the building over 100 feet in height, the dimension of the longest building side and the diagonal shall not exceed 160 feet and the longest diagonal shall not exceed 230 feet.



Residential uses



Source: Forma

Will these result in development that is appropriate?

- Avoid buildings that look too bulky, but dimensions are good start. Look at SF's tower standards.

Are they too descriptive or too general?

- Dimensions don't allow flexibility if they wanted to do roof style courtyard amenities. Could scrap standard.
- This particular type of building may be too complex for objective standards.

Are we missing something?

- Keep tower design standards in zoning ordinance (will keep most in zoning).
- Provisions for separation of towers to make sure they don't get too close together on existing/neighborhood sites.
- Wind acceleration effects- set back tower certain distance to mitigate effects.

Ground Floor Residential Spaces

Active Frontage: Residential active uses such as lobbies, management offices, fitness rooms and common spaces, shall be provided for a minimum of 25 percent of the ground floor frontage, fronting arterial and collector streets.

- If a development has frontage only along a local street, residential active uses shall be provided for a minimum of 20 percent of the street-fronting ground floor.



Will these result in development that is appropriate?

- Frontage could be burdensome on a smaller building- add measurement for min. frontage (30-40' or more).

Are they too descriptive or too general?

- Should have more than 25%, but should include retail also.
- Could be lower requirement in some cases- financial feasibility- would make anything smaller than 18 units infeasible. Bump requirement to buildings over 25 units.

Are we missing something?

- Active ground floor will depend on context- requirement should be flexible.
- Could reframe as what you don't want to see- maximum of blank wall, for example.

Building Entrances

Primary Building Entrance for Lobbies: A primary building entrance that leads to a residential or commercial lobby shall provide:

- A minimum six-foot-wide and eight-foot-tall **glazing area** that includes the entrance door.
- A **clear vertical height** of 10 feet measured from the top of the landing or finished floor at the door and the bottom of the building canopy above.



Source: Holst Architecture

Will these result in development that is appropriate?

- Comments

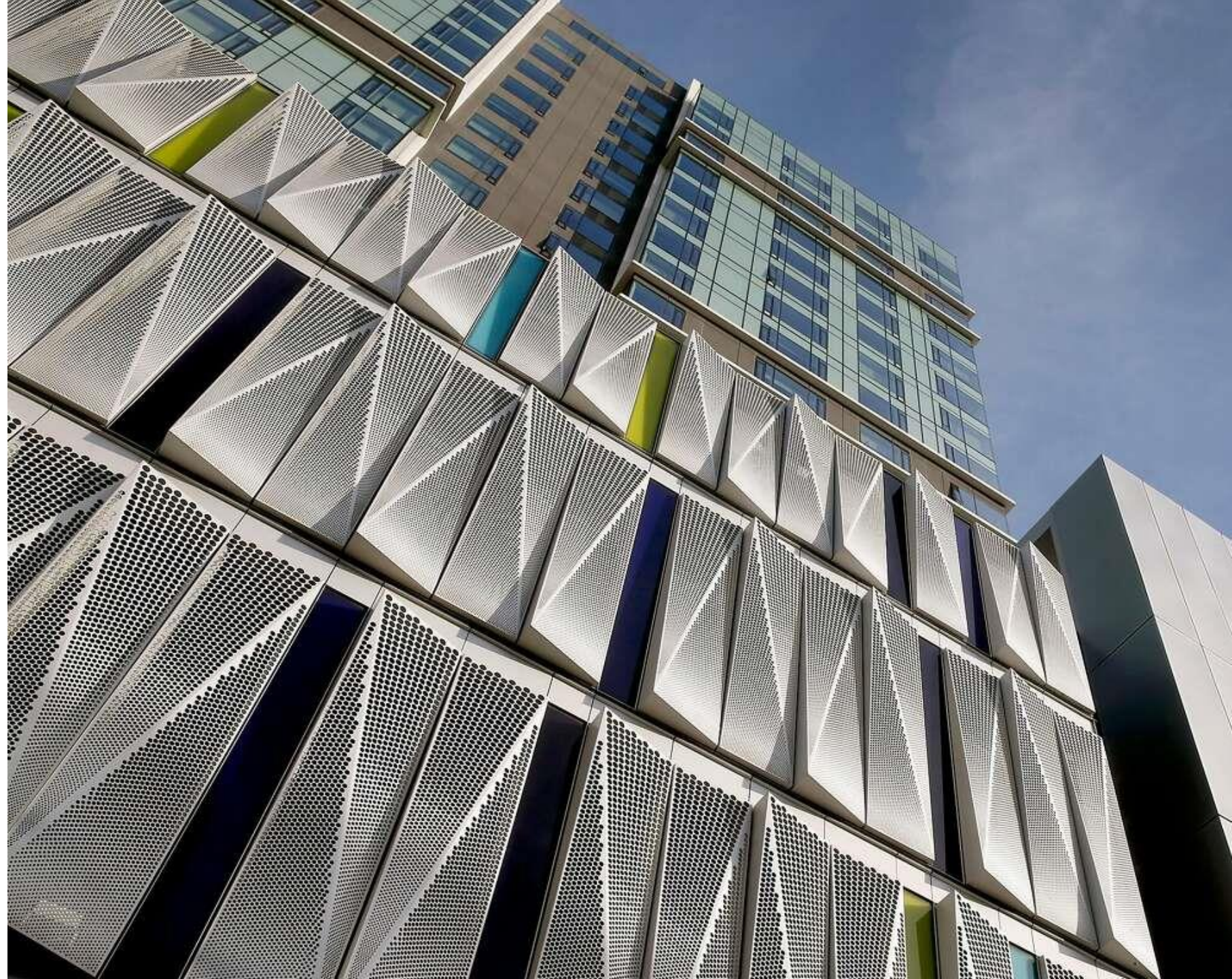
Are they too descriptive or too general?

- Minimum 10' - make more flexible for 'missing middle'/smaller developments

Are we missing something?

- Comments

Building Elements



Façade Pattern and Articulation

Tower Articulation: Towers of high-rise buildings shall be articulated using a combination of two or more of the following:

- Vertical plane changes a minimum 2 feet
- Operable screen or shading system
- Modulation or dimensional variation in the façade
- Horizontal staggers
- Recessed or projecting balconies
- Height variation on the roofline that are more than 2 stories tall
- Material and color changes
- Rhythmic pattern of accent lines that project at least 12 inches from the building wall using moldings, sills, cornices, or canopies

Will these result in development that is appropriate?

- Don't think these requirements are conducive to climate resilient construction.

Are they too descriptive or too general?

- Mandating articulation adds to "busy" feel.
- Take cues instead from contextual elements.
- façade pattern and articulation - would a gentle curve count for "modulation or dimensional variation"? Curves can be nice features, but maybe difficult to define?

Are we missing something?

- Concerns about materials and climate resilient construction (façade pattern and articulation regulations make this difficult).
- Context should be applied to all building types.

Façade Articulation Reference



Vertical Plane Change



Source: filt3rs

Operable Screen System



Modulation in Facade

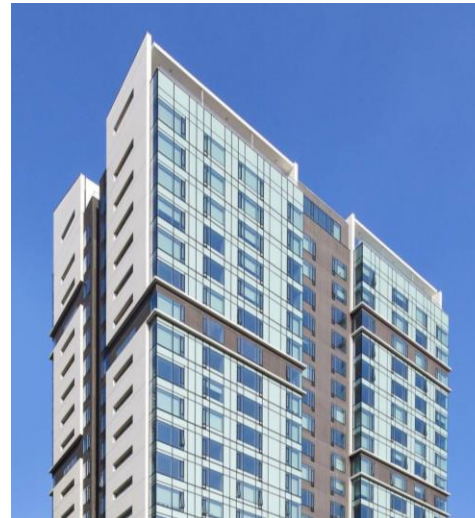


Horizontal Stagger and Balconies

Source: Safdie Architects



Height Variation in Roof



Material and Color Changes



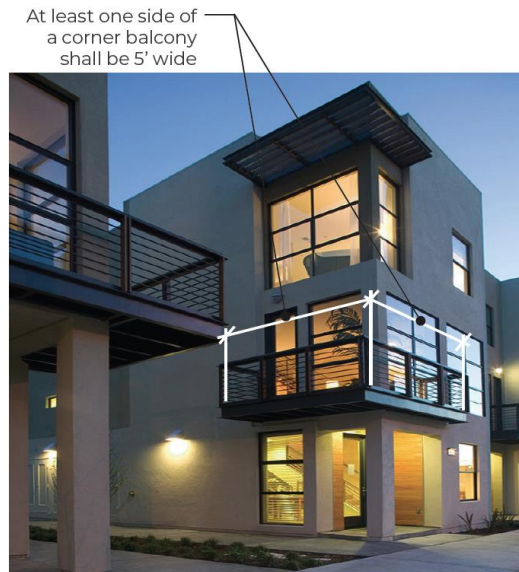
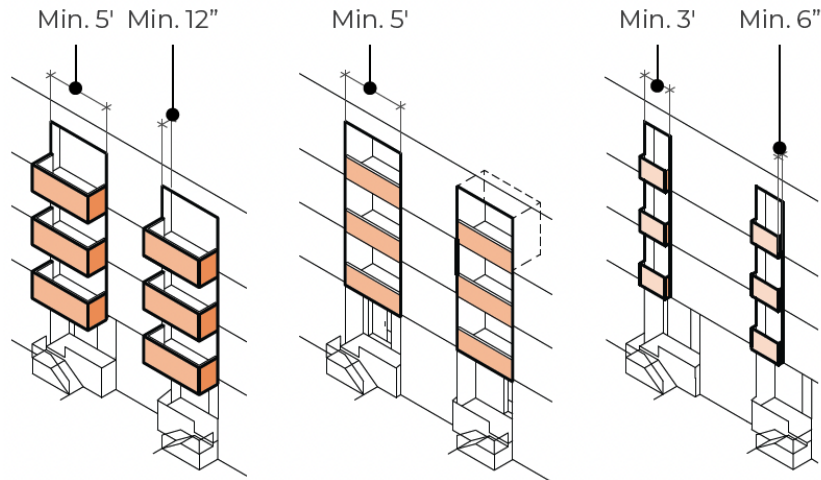
Pattern of Accent Lines

Source: Nendo

Decks and Balconies

Balcony Dimensions:

- Occupied balconies shall be a minimum 5 feet wide and 5 feet deep.
- To avoid a tacked-on look, occupied balconies shall be recessed into the building façade by a minimum of 12 inches.
- When balconies are provided at the building corner, at least one side of the balcony shall be a minimum of 5 feet
- Façade elements and unoccupied spaces such as Juliet balconies shall be a minimum of 3 feet wide and 6 inches deep



Will these result in development that is appropriate?

- Need to vary these by context (e.g., park, open space, etc.)
- Private open space can be removed in some cases, leave up to developer if they want balconies.
- Most historic buildings don't have balconies, can make too busy.

Are they too descriptive or too general?

- Look at how balconies are used more holistically- how will they be used vs how they look.

Are we missing something?

- Comments

Materials

High Quality Materials: Street-facing ground floor elevations shall have high-quality materials and texture for at least 50 percent of the non-glass areas. High quality materials include the following:

- Stone
- Marble
- Granite
- Brick – real or thin veneer
- Ceramic tile
- Wood
- Terracotta
- Pre-cast concrete, glass-fiber reinforced concrete
- High-quality, cast-in-place concrete, including board-form concrete
- Cement plaster
- Stucco (**light sand** or smooth trowel finish)
- Cement fiber or similar synthetic siding resembling wood siding
- Steel – porcelain enamel panels, steel windows, steel exterior doors, steel rails and fences, painted, stainless or pre-weathered steel are acceptable when limited to a maximum of 50 percent of building treatment
- Aluminum – windows, panels, storefront, curtain walls, doors; aluminum shall be natural finish adonized, powder-coated or Kynar.

Will these result in development that is appropriate?

- 20-30 stucco is lower quality finish. Most cities are moving to smooth stucco. Remove light sand from list.

Are they too descriptive or too general?

- Stucco and cement plaster are the same. Suggest omitting the word “stucco”.
- Instead of “spray stucco”, suggest a more precise term, like “coarse texture cement plaster”.

Are we missing something?

- Exterior materials should match 50% in context area for combination of materials.

Materials

Prohibited Materials: Unfinished or natural T1-11 siding, foam, and spray stucco are prohibited. Vinyl is prohibited in downtown

Unfinished or Natural T1-11



Source: Total Woods

Foam Panels



Source: Tuschall

Spray Stucco



Source: DoItYourself

Will these result in development that is appropriate?

- Recommend prohibiting vinyl everywhere.

Are they too descriptive or too general?

- Comments

Are we missing something?

- Comments

Architectural Lighting

Lighting Fixtures: Outdoor lighting fixtures shall meet the following equipment requirements:

- All lighting fixtures placed on the building façade shall be **oriented towards building surfaces or directed downward** to minimize glare.
- Outdoor lighting fixtures shall yield **low light pollution and glare**.
- All outdoor lighting fixtures shall prevent light intrusion into private and public building uses, especially residential units.
- All elements such as wires, conduits, and panel boxes shall be concealed from public view.



Source: HD Supply

Will these result in development that is appropriate?

- Comments

Are they too descriptive or too general?

- Comments

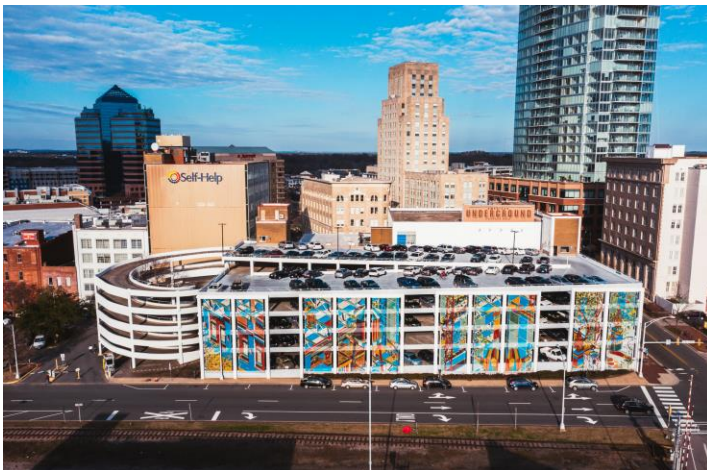
Are we missing something?

- Comments

Parking

Parking Garage Facades: For parking garages with a longer than 30 feet of exposed façade, a minimum of 75 percent of the public space-fronting parking garage façade and a minimum of 50 percent of the local streets-facing parking garage façade shall be articulated using at least one of the following:

- **Color or material changes** that are at least 4 feet wide and one story tall.
- **Public art** that meets the requirements of Zoning.
- **Planting** that is at least 3 feet tall at maturity or climbing plants covering a minimum of 4 foot wide and one story tall area. If planting is provided, irrigation needs to be provided.
- **Ventilation grills** that match the window patterns or articulation of street- or public open space-facing building façade.



Source: Smart Durham



Source: Mobilane Green Design

Will these result in development that is appropriate?

- Comments

Are they too descriptive or too general?

- seem reasonable

Are we missing something?

- Fit buildings into context. Good examples (Walnut Creek, Alameda near theater) have articulation and more vertical emphasis.
- Layout can be difficult b/c of need for parking efficiency- But outside of function, a lot can be done- there can be compensatory factors like landscaping, housing on top, etc. Think about cities of the future and use of space.

Other Comments

- Low- and mid-rise construction: emphasis on pitched roofs would be great; limit the number of flat roofs
- Townhomes: maximum of 6 in a row may not be necessary; row housing can go as long as a block and work really well
- A lot of emphasis is on the outside of the building but there are things that we can do in ODS to make houses more habitable (limit studios and allow more two-story units within) – bringing diversity to units
- Historic context must be considered
- Make it easier to build two, three or more bedrooms

APPENDIX B. ZOOM CHAT

18:13:18 From Ruslan Filipau To Everyone:

<https://www.oaklandca.gov/topics/objective-design-standards>

18:13:31 From Alison Moore (Dyett & Bhatia) To Everyone:

<https://www.oaklandca.gov/topics/oakland-2045-general-plan-zoning-amendments>

18:20:47 From Ruslan Filipau To Everyone:

Please don't forget to raise your hand if you want to speak, thank you!

18:24:52 From Participant 1 To Everyone:

I have no comments on the site planning section.

18:25:01 From Kelsey Hubbard, Oakland To Everyone:

Reacted to "I have no comments o..." with 👍

18:25:07 From Participant 2 To Everyone:

Reacted to "I have no comments o..." with 👍

18:25:40 From Participant 3 To Everyone:

I do have a question - how are these curb cut frequencies, (objective standards) going to streamline housing production?

18:30:40 From Participant 4 To Everyone:

This might be nitpicky, but since the goal is a clear standard, should the standard read "Only one curb cut shall be ALLOWED" for the first bullet point? If a project chooses to not provide a curb cut, that would be ok right? As it's written, it sort of implies one must be provided.

18:31:39 From Ruslan Filipau To Everyone:

Reacted to "This might be nitpic..." with 👍

18:31:45 From Ruchira Gaur To Everyone:

Reacted to "This might be nitpic..." with 👍

18:34:37 From Participant 1 To Everyone:

I have no comments on open space.

18:38:17 From Kelsey Hubbard, Oakland To Everyone:

Reacted to "I have no comments o..." with 👍

18:38:56 From Participant 5 To Everyone:

Agree that roof terraces and above grade landscaped areas should have the flexibility to reduce planting at these areas to 20%? 15%? Trellises, etc are effective

18:39:10 From Ruslan Filipau To Everyone:

Reacted to "Agree that roof terr..." with 👍

18:39:32 From Participant 1 To Everyone:

I have no comments on landscaping

18:43:10 From Participant 2 To Everyone:

I don't think this would contribute to better buildings

18:43:47 From Ruslan Filipau To Everyone:

Replying to "I don't think this w..."

Participant 2, is your comment regarding the massing breaks?

18:44:04 From Participant 2 To Everyone:

Replying to "I don't think this w..."

Yes

18:44:11 From Participant 3 To Everyone:

Specifically can we scrap the recess or projection massing, exterior court, & portal requirements

18:44:24 From Ruslan Filipau To Everyone:

Replying to "I don't think this w..."

thank you for your comment, Participant 2

18:44:31 From Participant 2 To Everyone:

Replying to "I don't think this w..."

The 2 other items seem reasonable

18:45:23 From Participant 5 To Everyone:

I agree that Horizontal articulation is important. I think a 10' depth is unnecessarily deep to convey a visual sense of "break". I think 3' is more reasonable. For housing, this would allow more flexibility. Thanks

18:45:46 From Kelsey Hubbard, Oakland To Everyone:

Noted, thanks Participant 3 and Participant 5

18:47:29 From Participant 5 To Everyone:

150' to 300' spacing requirement seems reasonable

18:47:55 From Kelsey Hubbard, Oakland To Everyone:

Reacted to "150' to 300' spacing..." with 👍

18:48:40 From Participant 4 To Everyone:

I agree massing breaks can be scrapped. I would be in favor of providing more flexibility to architects to "break up the mass" as they are designing the building, or not.

18:50:05 From Kelsey Hubbard, Oakland To Everyone:

Replying to "I agree massing brea..."

Gotcha, comment noted. Thanks Participant 4

18:52:08 From Participant 5 To Everyone:

This particular type of building may be too complex for objective standards. There are many factors. And potentially greater impacts

18:53:28 From Kelsey Hubbard, Oakland To Everyone:

Replying to "This particular type..."

Noted

18:54:48 From Participant 6 To Everyone:

Should have more than 25 percent active frontage but could be retail also.

18:55:20 From Participant 1 To Everyone:

I have no comments on ground floor residential spaces at this time.

18:55:52 From Participant 6 To Everyone:

Low rise and townhome projects might not work for this active frontage rule

18:58:28 From Participant 1 To Everyone:

I have no comments on building entrances at this time.

18:58:43 From Participant 5 To Everyone:

Agree that 10' could go to 9'

19:01:43 From Participant 3 To Everyone:

Would like to echo on Participant 1topher's comments - would current historically designated buildings be possible to build under today's design standards?

19:02:05 From Ruslan Filipau To Everyone:

The challenge is how to "tone down" these new developments in objective terms?

19:06:44 From Participant 3 To Everyone:

When it comes to passive house construction - façade pattern and articulation makes it impossible to build climate resilient buildings

19:07:05 From Participant 3 To Everyone:

I don't think these requirements are conducive to climate resilient construction

19:07:07 From Participant 2 To Everyone:

Can you just require people hire good architects?

19:07:39 From Participant 2 To Everyone:

Sorry I need to leave the meeting. Thanks for hosting!

19:07:39 From Jackie S To Everyone:

Reacted to "Can you just require..." with 👍

19:08:16 From Kelsey Hubbard, Oakland To Everyone:

Replying to "Sorry I need to leav..."

Thanks for joining, we will follow up with meeting materials via email in the days after this meeting

19:08:51 From Kelsey Hubbard, Oakland To Everyone:

Replying to "I don't think these ..."

Comment noted, thanks Participant 3

19:10:27 From Participant 5 To Everyone:

Balconies: My one comment is that the corner 5' requirement seems arbitrary. The other requirements make sense to me

19:10:39 From Kelsey Hubbard, Oakland To Everyone:

Reacted to "Balconies: My one co..." with 👍

19:11:48 From Participant 4 To Everyone:

sorry for the previous one, façade pattern and articulation - would a gentle curve count for "modulation or dimensional variation"? Curves can be nice features, but maybe difficult to define?

19:11:51 From Ruslan Filipau To Everyone:

I would like to encourage others to speak up and enter your comments in this chat

19:14:22 From Participant 5 To Everyone:

Stucco and cement plaster are the same. Suggest omitting the word "Stucco"

19:15:20 From Participant 5 To Everyone:

Instead of "spray stucco", suggest a more precise term '

Like "coarse texture cement plaster"

19:15:35 From Kelsey Hubbard, Oakland To Everyone:

Replying to "Instead of "spray st..."

Yes, thanks Participant 5!

19:17:29 From Participant 5 To Everyone:

The garage standards seem reasonable to me

19:17:46 From Kelsey Hubbard, Oakland To Everyone:

Reacted to "The garage standards..." with 👍

19:22:44 From Participant 1 To Everyone:

I agree with Participant 6 regarding roofs.

19:23:34 From Ruslan Filipau To Everyone:

we have a context-based section on pitched roofs for 1-4 unit and low rise that we went over in Focus Group #1

19:27:47 From Stephanie Skelton (City of Oakland) To Everyone:

Thank you everyone for all of your input!

19:28:11 From Participant 6 To Everyone:

Thank you

19:28:15 From Participant 5 To Everyone:

Thanks everyone for this effort!

APPENDIX C: ADDITIONAL COMMENT



September 6, 2023

City of Oakland
Objective Design Standards Team

Subject: Objective Design Standards (ODS) Focus Group #2– Oakland Heritage Alliance (OHA) comments

Dear ODS team:

Thank you again for including OHA representatives in both Focus Groups. The following comments supplement those in our September 5, 2023 letter and primarily address the August 30, 2023 Focus Group #2 Presentation. Page numbers refer to pages within the Focus Group #2 presentation document. These comments are somewhat preliminary in order to meet today’s comment deadline. We plan to submit a supplement to this letter shortly.

1. Like the 1–4 unit and low-rise standards, there is too much emphasis on articulations as a method for achieving “good design,” rather than on other design parameters, especially façade composition, detailing, quality materials and window treatments. In addition, façade articulations tend to make a building design more assertive and potentially intrusive within historic areas. They can also increase construction costs. **We therefore recommend that façade articulations be deemphasized and in some cases, perhaps deleted in favor of provisions focused on façade composition, detailing, window treatments and quality materials.**

See attached images of Santana Row in San Jose, where façades of large buildings are broken up to look like separate smaller buildings and use coherent façade composition, quality materials and extensive detailing to achieve designs that would relate well to high intensity APIs and ASIs with little or no façade articulation.

2. Limit the objective standards only to projects where design review according to objective standards is required by state law (i.e. currently certain types of housing projects as mandated by SB9, SB 330, SB 35 and the State Density Bonus Law). Do not apply to non-residential projects at this time. Instead, provide improved discretionary design review criteria and guidelines for project types not subject to state-mandated ODS, especially for nonresidential projects and residential additions/alterations that do not constitute “housing development projects” as defined by state law.

See the “applicability” section on pages 1–2 of Alameda’s objective design review standards that was attached to our September 5 letter as an example of how this approach can be presented. But make the improved design review criteria and guidelines as

objective as possible and use Oakland's existing design review guidelines as a starting point.

3. The apparent table of contents on page 19 needs to include the "Building Elements" items on page 21 and add architectural details to the page 21 list. As we have previously recommended, there must be a separate context section, which should be reflected in the table of contents.
4. The tower design standards on page 36 are a major improvement over the current standards in the Zoning Regulations, but need further work. Among other things, there must be a tower separation standard (115 feet minimum is recommended). Use the tower standards in other cities with good skylines, especially San Francisco, as a starting point. As we have previously recommended, the tower standard should be in the zoning regulations, rather than the ODS.
5. Page 52. Provide standards that promote parking garage designs that look like regular buildings rather than parking garages, such as by including more vertical articulation and architectural detailing. See attached examples of parking garages in Walnut Creek, Alameda and Staunton Virginia.
6. See attached examples of midrise and high rise developments that are compatible and incompatible with APIs and ASIs. Two images are before and after photos of a highly intrusive infill project at 1100 Broadway on an important Downtown Oakland National Register District frontage that destroys the integrity of the district along that frontage. The ODS should be written in a manner that does not allow that type of design in historic areas. (We have previously provided examples of objective standards text that we believe can do this.) The remaining images are examples of new infill designs that would have better maintained the integrity of the District and other high-intensity APIs and ASIs.

To address API/ASI infill projects, context-based objective standards should be provided to ensure that new mid- and high-rise development is architecturally consistent within and in close proximity to APIs and ASIs. All new buildings in APIs and designated historic districts, such as the Downtown District, must be *visually subordinate and deferential to the district's contributing buildings*. For tall buildings this subordination and deference are especially relevant to the architectural vocabulary such buildings' often greater scale relative to contributing buildings. Avoid overly assertive designs that are excessively differentiated from neighboring historic buildings, call too much attention to themselves and would be an intrusive element within the API/ASI skyline and the immediate streetscape. Predominantly glazed surfaces are often a major contributor to these issues. New buildings should instead strive to **blend in** with surrounding historic buildings, including with respect to the skyline.

Designs should reflect the façade compositions, façade rhythms, fenestration patterns and surface materials of neighboring historic buildings usually including, depending on the specific context:

1. Vertically aligned window columns above the ground floor in a regular rhythm, using punched out windows, preferably resembling double-hung windows with lower sash (or other lower division) at least equal in height to the upper division;
2. Predominantly brick, architectural terra-cotta, or other masonry or masonry-like surface materials using earth-tone colors similar to the neighboring buildings; and
3. Relatively flat walls with little or no recesses and projections.

We can assist with the drafting of standards based on the above.

Thank you again, for including OHA in the Focus Groups. Please contact Christopher Buckley at (510) 523-0411 or cbuckleyaicp@att.net or Naomi Schiff at (510) 835-1819 or Naomi@17th.com if you would like to discuss these comments.

Sincerely,

Christopher Buckley, OHA member and advisor on zoning and planning

Mary Harper, President, Oakland Heritage Alliance

Naomi Schiff, focus group participant and OHA board member

Attachments:

1. Photos of Santana Row.
2. Parking garage photos.
3. Photos of comparable and incompatible development for high density historic areas.

Cc: William Gilchrist, Ed Manasse, Robert Merkamp, Catherine Payne, Neil Gray, Heather Klein, Pete Vollmann and Betty Marvin, Bureau of Planning/Zoning.

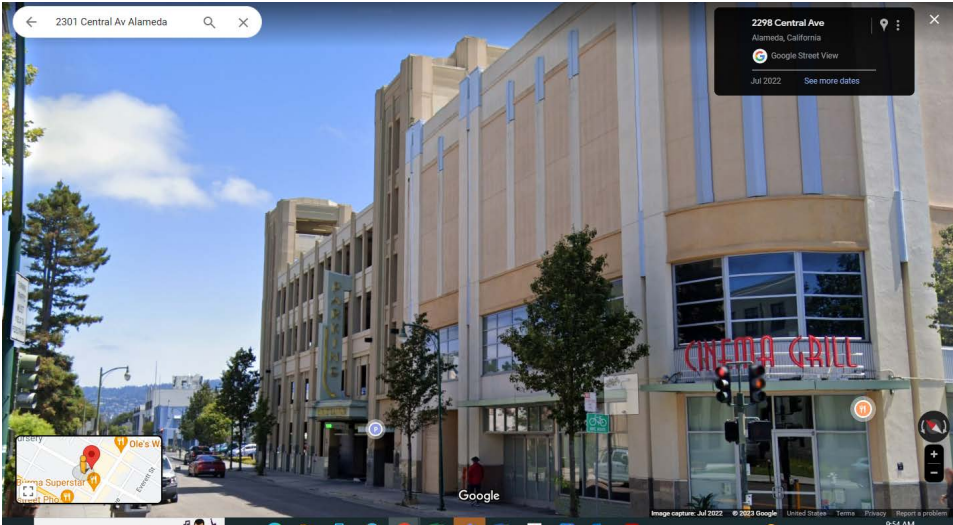
ATTACHMENT 1: Santana Row, a good example



SANTANA ROW
SAN JOSE

ATTACHMENT 2: Good Examples: Parking Garages

Alameda



Alexandria VA





**PARKING GARAGE
WALNUT CREEK**

ATTACHMENT 3: Compatible and Incompatible Developments in High Intensity Areas

COMPATIBLE: Oakland



INCOMPATIBLE:



COMPATIBLE:



Washington, DC



New Montgomery, SF

Oakland Downtown National Register Historic District: Before

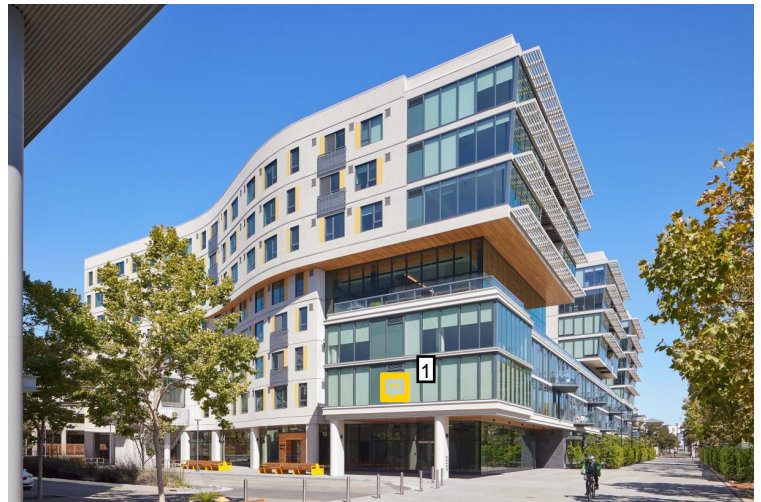


Oakland Downtown National Register Historic District: After



Meeting Objectives

- Provide overview and rationale for objective design standards
- Provide examples of objective standards specific to **mid- and high-rise residential building types**
- Receive input and opinion on objective design standards and desired results



Mid-rise Residential Building in Oakland

Summary of Comments on PowerPoint Presentation

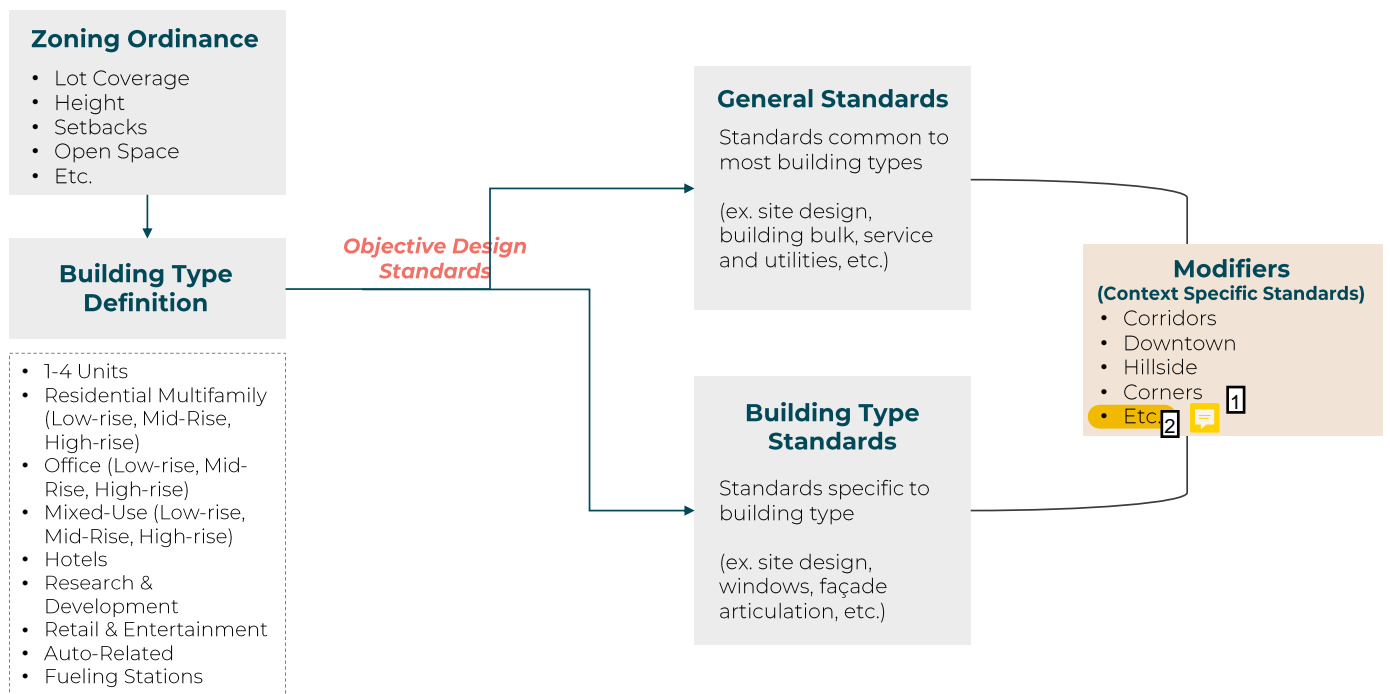
Page: 3


Number: 1 Author: naomischiff Subject: Sticky Note Date: 9/7/23, 12:31:03 PM


 Author: naomischiff Subject: Sticky Note Date: 9/7/23, 12:34:34 PM

Overly assertive design with cantilevers, over-scaled floorplates on top three floors (resulting in top-heavy appearance), and irregular arrangements of punch-out windows. Inconsistent with API/ASI context.

Objective Design Standards Structure



 Number: 1 Author: naomischiff Subject: Sticky Note Date: 9/7/23, 12:36:39 PM
Includes APIs/ASIs?

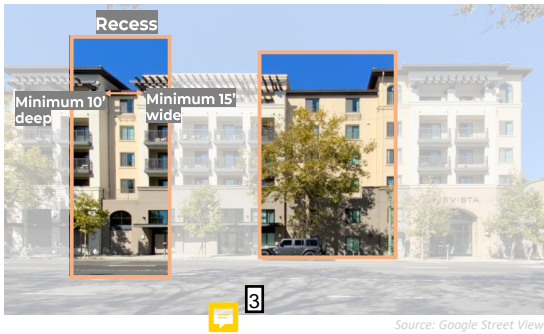
 Number: 2 Author: naomischiff Subject: Highlight Date: 9/7/23, 12:37:45 PM

Building Bulk

Mid-rise Residential Buildings

Massing Breaks. For building frontages and continuous streetwalls up to eight stories tall and greater than or equal to 150 feet but less than 300 feet in lengths, massing breaks shall be provided as at least one of the following:

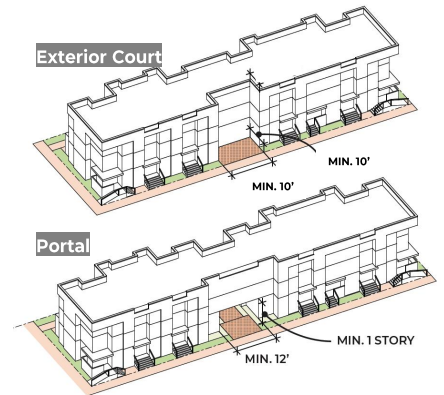
- A **recess or projection** in the building massing that is at least 15 feet wide and 10 feet deep and extends the full height of the building, including a break in the roofline.
- An **exterior court at the street level** that is a minimum of 10 feet by 10 feet, is open to the sky, and visually open to the street on at least one side. This court could be a part of the setback required by the underlying zoning district. Fences are allowed if they comply with Zoning.
- A **portal** that is at least 12 feet wide and has a vertical clearance of 12 feet. Fences are allowed if they comply with Zoning.





Source: Google Street View




Source: VMWP



 Number: 1 Author: naomischiff Subject: Pencil Date: 9/7/23, 12:39:18 PM

 Number: 2 Author: naomischiff Subject: Sticky Note Date: 9/7/23, 12:39:51 PM

Delete: See Focus Group 1 OHA comments.

 Number: 3 Author: naomischiff Subject: Sticky Note Date: 9/7/23, 12:42:03 PM

Good design consistent with many high intensity APIs/ASIs, but primarily due to regular and mostly symmetrical facade composition and rhythm, articulation of lower levels with change of materials and top level with belt course at base and trellisesm and use of Mediterranean architectural style. Façade articulations are well-handled, but NOT essential to API/ASI compatibility nor to the successful design.

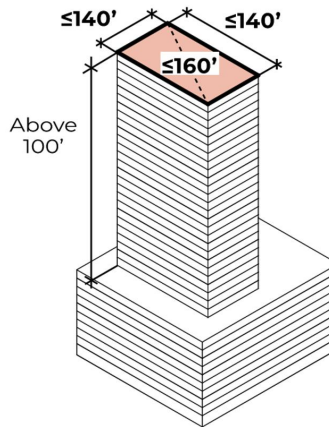
 Number: 4 Author: naomischiff Subject: Sticky Note Date: 9/7/23, 12:44:30 PM

DELETE. Too many articulations. Design is too cluttered and visually disruptive and would be highly intrusive in APIs, ASIs, and most existing Oakland neighborhoods and commercial districts. Designs like this should be subject to discretionary design review.

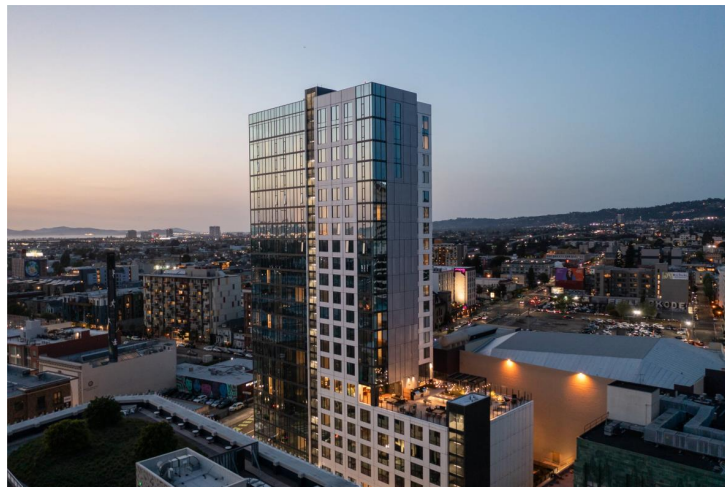
Building Bulk



Tower Floorplate: For portions of the building over 100 feet in height, the dimension of the longest building side and the diagonal shall not exceed 140 feet and the longest diagonal shall not exceed 160 feet.



Residential uses





Source: Forma

 Number: 1 Author: naomischiff Subject: Sticky Note Date: 9/7/23, 12:48:18 PM

These provisions improve the existing tower provisions in the zoning regulations, but should stay in the zoning regulations, since that is where the other height setback, and other building envelope standards reside. The proposed provisions also need further work, including minimum separation between towers. See 7/6/23 OHA Focus Group #2 letter.

 Number: 2 Author: naomischiff Subject: Pencil Date: 9/7/23, 12:48:35 PM

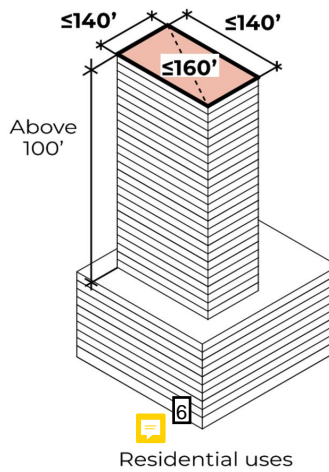
 Number: 3 Author: naomischiff Subject: Pencil Date: 9/7/23, 12:49:45 PM
130

 Number: 4 Author: naomischiff Subject: Sticky Note Date: 9/7/23, 12:48:48 PM

Is this a mistake?

Building Bulk 1

Tower Floorplate: For portions of the building over 100 feet in height, the dimension of the longest building side and the diagonal shall not exceed 140 feet and the longest diagonal shall not exceed 160 feet.



Number: 1 Author: naomischiff Subject: Sticky Note Date: 9/7/23, 12:54:14 PM

These provisions improve the existing tower provisions in the zoning regulations, but should stay in the zoning regulations, since that is where the other height setback, and other building envelope standards reside. The proposed provisions also need further work, including minimum separation between towers. See 7/6/23 OHA Focus Group #2 letter.

Number: 2 Author: naomischiff Subject: Pencil Date: 9/7/23, 12:54:35 PM

130

Number: 3 Author: naomischiff Subject: Pencil Date: 9/7/23, 12:54:25 PM

mistake?

Number: 4 Author: naomischiff Subject: Pencil Date: 9/7/23, 12:53:09 PM

Number: 5 Author: naomischiff Subject: Sticky Note Date: 9/7/23, 12:53:20 PM

Maximum!

Number: 6 Author: naomischiff Subject: Sticky Note Date: 9/7/23, 12:52:53 PM

Provide tower setback standards to minimize wind acceleration impacts at street level.

Materials

- High Quality Material**¹: Street-facing ground floor elevations shall have high-quality materials and texture for at least 50 percent of the non-glass areas. High quality materials include the following:
- Stone²
 - Marble
 - Granite
 - Brick – real or thin veneer⁴
 - Ceramic tile⁵
 - Wood⁶
 - Terracotta
 - Pre-cast concrete, glass-fiber reinforced concrete⁶
 - High-quality, cast-in-place concrete, including board-form concrete
 - ~~7 Cement plaster~~
 - ~~8 Stucco (light sand or smooth trowel finish)~~
 - ~~9 Cement fiber or similar synthetic siding resembling wood siding⁸~~
 - ~~10 Steel – porcelain enamel panels, steel windows, steel exterior doors, steel rails and fences⁹ painted, stainless or pre-weathered steel are acceptable when limited to a maximum of 50 percent of building¹² treatment~~
 - ~~11 Aluminum – windows, panels, storefront, curtain walls, doors; aluminum shall be natural finish adonized, powder coated or Kynar.¹⁵~~

Number: 1 Author: naomischiff Subject: Sticky Note Date: 9/7/23, 12:56:32 PM

Street-Facing ground floor non-residential elevations

Number: 2 Author: naomischiff Subject: Sticky Note Date: 9/7/23, 12:56:57 PM

increase?

Number: 3 Author: naomischiff Subject: Sticky Note Date: 9/7/23, 12:57:23 PM

Stone, including
marble
granite

Number: 4 Author: naomischiff Subject: Sticky Note Date: 9/7/23, 12:57:46 PM

vener with wrap-around corners

Number: 5 Author: naomischiff Subject: Sticky Note Date: 9/7/23, 12:58:28 PM

Wood panels (e.g. under windows) and moldings

Number: 6 Author: naomischiff Subject: Sticky Note Date: 9/7/23, 12:59:12 PM

fiber and reinforced concrete with decorative patterns

Number: 7 Author: naomischiff Subject: Pencil Date: 9/7/23, 1:00:12 PM

Number: 8 Author: naomischiff Subject: Sticky Note Date: 9/7/23, 1:01:14 PM

If imitation wood siding is used, prohibit imitation raised wood grain

Number: 9 Author: naomischiff Subject: Sticky Note Date: 9/7/23, 1:03:19 PM

Confusing, and rails and fences not relevant.

Number: 10 Author: naomischiff Subject: Pencil Date: 9/7/23, 1:03:36 PM

Number: 11 Author: naomischiff Subject: Pencil Date: 9/7/23, 1:07:43 PM

Number: 12 Author: naomischiff Subject: Sticky Note Date: 9/7/23, 1:02:43 PM

• Stainless steel, windows, doors.

Number: 13 Author: naomischiff Subject: Sticky Note Date: 9/7/23, 1:03:54 PM

• Porcelain enamel panels

Number: 14 Author: naomischiff Subject: Pencil Date: 9/7/23, 1:05:14 PM

Number: 15 Author: naomischiff Subject: Sticky Note Date: 9/7/23, 1:07:06 PM

Not sufficiently high quality for nonresidential ground floors, esp. storefronts.. See Small Project Design Review Guidelines.

Materials

Prohibited Materials: Unfinished or natural T1-11 siding, foam, and spray stucco are prohibited. Vinyl is prohibited in downtown.

Unfinished or Natural T1-11



Source: Total Woods

Foam Panels



Source: Tuschar

Spray Stucco



Source: DoItYourself

Number: 1 Author: naomischiff Subject: Sticky Note Date: 9/7/23, 1:09:12 PM
vinyl

Number: 2 Author: naomischiff Subject: Sticky Note Date: 9/7/23, 1:08:55 PM
Prohibit vinyl siding everywhere, not just downtown given its environmental issues, insufficient longevity and synthetic appearance.

Façade Pattern and Articulation

Tower Articulation: Towers of high-rise buildings shall be articulated using a combination of two or more of the following:

- 1
 - 2
 - 3
 - 4
 - 5
 - 6
 - 7
 - 8
 - 9
- Vertical plane changes a minimum of 2 feet
 - Operable screen or shading system
 - Modulation or dimensional variation in the façade
 - Horizontal staggers
 - Recessed or projecting balconies
 - Height variation on the roofline that are more than 2 stories tall
 - Material and color changes
 - Rhythmic pattern of accent lines that project at least 12 inches from the building wall using moldings, sills, cornices, or canopies

Will these result in development that is appropriate?


- Comments


Are they too descriptive or too general?

- Comments

Are we missing something?

- Comments


 Number: 1 Author: naomischiff Subject: Pencil Date: 9/7/23, 1:20:12 PM


 Number: 2 Author: naomischiff Subject: Pencil Date: 9/7/23, 1:10:48 PM

 Number: 3 Author: naomischiff Subject: Sticky Note Date: 9/7/23, 1:11:08 PM

DELETE.

These techniques will tend to make the design look too busy and increase perceived bulk.

 Number: 4 Author: naomischiff Subject: Pencil Date: 9/7/23, 1:11:44 PM

 Number: 5 Author: naomischiff Subject: Pencil Date: 9/7/23, 1:13:44 PM

 Number: 6 Author: naomischiff Subject: Sticky Note Date: 9/7/23, 1:14:10 PM

Define. e.g. Equal spacing or other spacing pattern that is in a regular rhythm. (see sketches previously provided by OHA.)

 Number: 7 Author: naomischiff Subject: Sticky Note Date: 9/7/23, 1:16:37 PM

to articulate key horizontal divisions of the building including at the top of the bottom 1-3 floors at the base of the building and the top 1-2 floors at the top of the building. (This is just sample text that needs to be refined and expanded, See also: Alameda objective design review standards.)

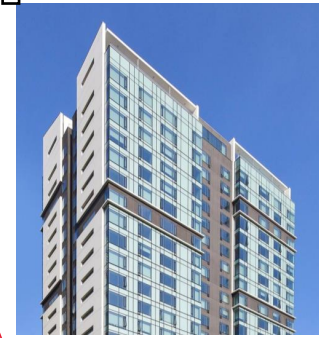
 Number: 8 Author: naomischiff Subject: Sticky Note Date: 9/7/23, 1:15:15 PM

horizontal modings

 Number: 9 Author: naomischiff Subject: Sticky Note Date: 9/7/23, 1:14:40 PM

and/or

Façade Articulation Reference

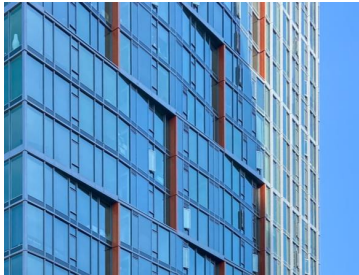


Vertical Plane Change



Source: fit3rs

Operable Screen System



Modulation in Facade

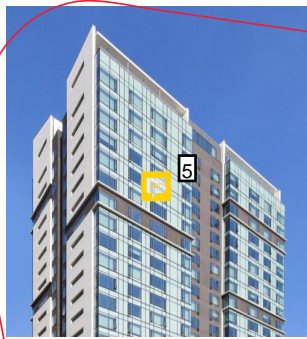


Horizontal Stagger and Balconies

Source: Safdie Architects



Height Variation in Roof



Material and Color Changes




Pattern of Accent Lines

Source: Nendo

 Number: 1 Author: naomischiff Subject: Pencil Date: 9/7/23, 1:18:51 PM


 Number: 2 Author: naomischiff Subject: Sticky Note Date: 9/7/23, 1:17:33 PM

Provide more ilustratios showing the other listed techniques.

 Number: 3 Author: naomischiff Subject: Sticky Note Date: 9/7/23, 1:18:40 PM

(Top row) NONE of these techniques are appropriate in APIs/ASIs. and tend to promote excessively assertive designs. Consider deleting, since many architects will use them without encouragement from the ODS.

 Number: 4 Author: naomischiff Subject: Pencil Date: 9/7/23, 1:19:33 PM

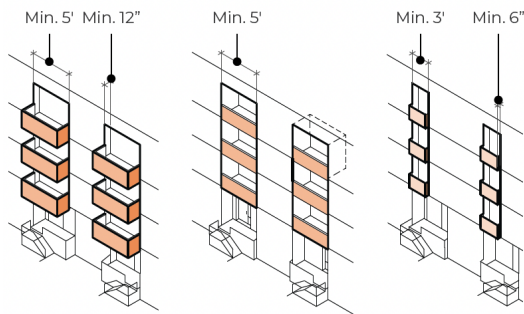
 Number: 5 Author: naomischiff Subject: Sticky Note Date: 9/7/23, 1:19:26 PM

Provide better example. The vertical plane changes are more pronounced than the material/color changes.

Decks and Balconies

Balcony Dimensions:

- Occupied balconies shall be a minimum 5 feet wide and 5 feet deep.
- To avoid a tacked-on look, occupied balconies shall be recessed into the building façade by a minimum of 12 inches
- When balconies are provided at the building corner, at least one side of the balcony shall be a minimum of 5 feet
- Façade elements and unoccupied spaces such as Juliet balconies shall be a minimum of 3 feet wide and 6 inches deep



At least one side of a corner balcony shall be 5' wide



Will these result in development that is appropriate?

- Comments

Are they too descriptive or too general?

- Comments

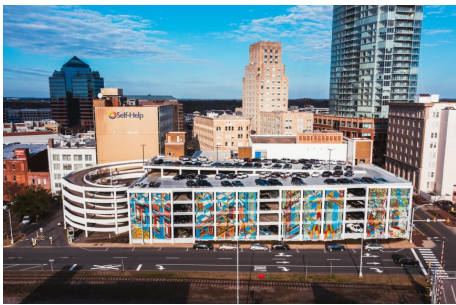
Are we missing something?

- Comments

Parking 1

Parking Garage Facades: For parking garages with a longer than 30 feet of exposed façade, a minimum of 75 percent of the public space-facing parking garage façade and a minimum of 50 percent of the local streets-facing parking garage façade shall be articulated at least one of the following:

- **Color or material changes** that are at least 4 feet wide and one story tall.
- **Public art** that meets the requirements of Zoning.
- **Planting** that is at least 3 feet tall at maturity or climbing plants covering a minimum of 4 foot wide and one story tall area. If planting is provided, irrigation needs to be provided.
- **Ventilation grills** that match the window patterns or articulation of street-or public open space-facing building façade.



Source: Smart Durham



Source: Mabilane Green Design

Will these result in development that is appropriate?

- Comments

Are they too descriptive or too general?

- Comments

Are we missing something?


- Comments

 Number: 1 Author: naomischiff Subject: Sticky Note Date: 9/7/23, 1:22:38 PM

Provide techniques intended to make parking garages look less like parking garages, e.g. avoid strong horizontal articulation, provide vertical divisions no more than 5' wide to resemble window openings, and provide architectural elements such as pilasters and/or moldings. See parking garage photos attached to OHA 9/6/23 focus group #2 letter.

 Number: 2 Author: naomischiff Subject: Sticky Note Date: 9/7/23, 1:23:21 PM

None of these are true articulations.

 Number: 3 Author: naomischiff Subject: Pencil Date: 9/7/23, 1:23:02 PM

Oakland Objective Design Review Standards
OAKLAND HERITAGE ALLIANCE MARK-UPS OF PAGES FROM AUGUST 30, 2023 FOCUS GROUP #2
PRESENTATION

September 7, 2023

Meeting Objectives

- Provide overview and rationale for objective design standards
- Provide examples of objective standards specific to **mid- and high-rise residential building types**
- Receive input and opinion on objective design standards and desired results

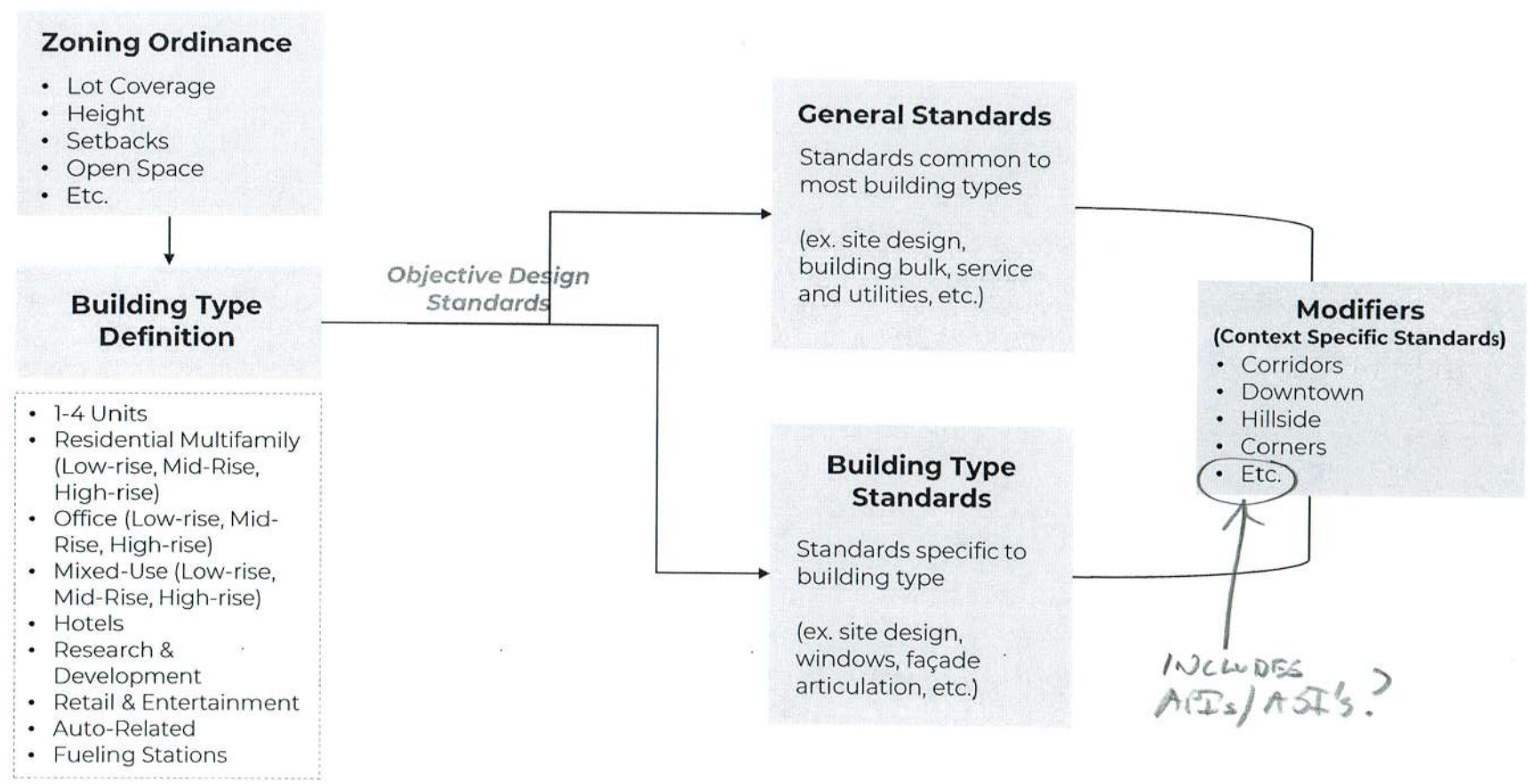


Mid-rise Residential Building in Oakland

OVERLY ASSERTIVE DESIGN WITH CANTILEVERS,
 OVERSCALED FLOOR PLATES ON TOP THREE FLOORS,
 (RESULTING IN TOP-HEAVY APPEARANCE AND IRREGULAR
 ARRANGEMENT OF PUNCH-OUT WINDOWS.

INCONSISTENT WITH API/ASJ CONTENTS.

Objective Design Standards Structure



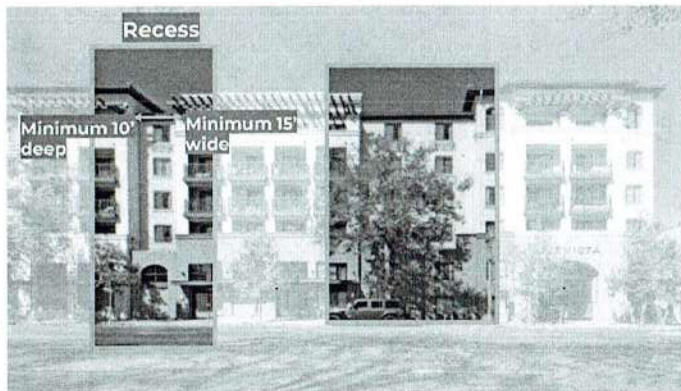
DELETE SEE FOCUS GROUP #1 COMMENTS.

Building Bulk

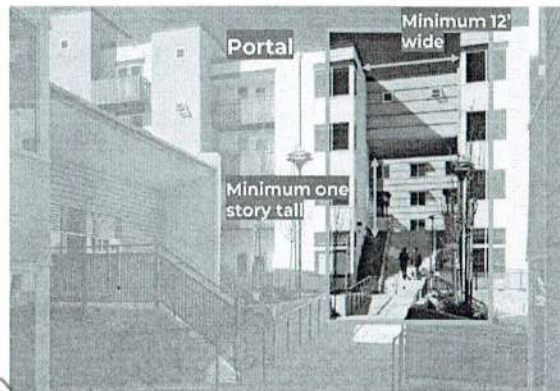
Mid-rise Residential Buildings

Massing Breaks. For building frontages and continuous streetwalls up to eight stories tall and greater than or equal to 150 feet but less than 300 feet in lengths, massing breaks shall be provided as at least one of the following:

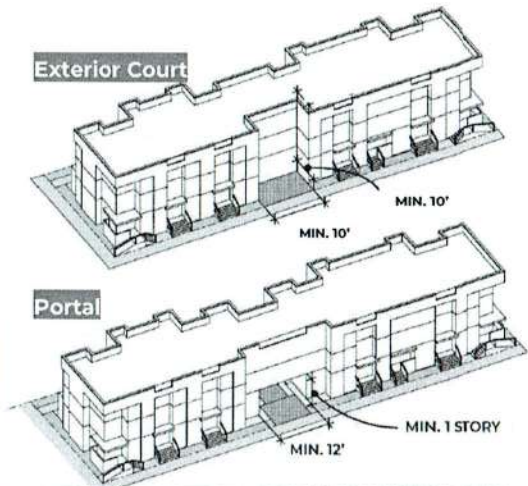
- A recess or projection in the building massing that is at least 15 feet wide and 10 feet deep and extends the full height of the building, including a break in the roofline.
- An exterior court at the street level that is a minimum of 10 feet by 10 feet, is open to the sky, and visually open to the street on at least one side. This court could be a part of the setback required by the underlying zoning district. Fences are allowed if they comply with Zoning.
- A portal that is at least 12 feet wide and has a vertical clearance of 12 feet. Fences are allowed if they comply with Zoning.



Source: Google Street View



Source: WUW



GOOD DESIGN CONSISTENT WITH MANY HIGH INTENSITY APIS/ASIS, BUT PRIMARILY DUE TO REGULAR + MOSTLY SYMMETRICAL FACADE COMPOSITION AND RHYTHM, ARTICULATION OF LOWER LEVELS WITH CHANGE OF MATERIALS AND TOP LEVEL WITH BILT COURSE AT BASE + TRUSSSES, + USE OF MODERN/ART DECO ARCHITECTURAL STYLE. FACADES ARTICULATIONS ARE WELL-HANDLED, BUT NOT ESSENTIAL TO API/ASI COMPATIBILITY NOR TO THE SUCCESSFUL DESIGN.

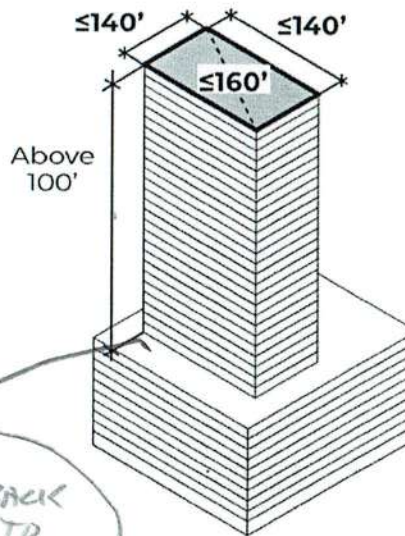
DELETE - TOO MANY ARTICULATIONS. DESIGN IS TOO CLUTTERED + VISUALLY DISRUPTIVE. WOULD BE HIGHLY INTRUSIVE IN APIS/ASIS AND MOST EXISTING OAKLAND NEIGHBORHOODS + COMMERCIAL DISTRICTS. DESIGNS LIKE THIS SHOULD BE SUBJECT TO DISCRETIONARY DESIGN REVIEW.

THESE PROVISIONS IMPROVE THE EXISTING TOWER PROVISIONS IN THE ZONING REGULATIONS, BUT SHOULD STAY IN THE ZONING REGULATIONS, SINCE THAT IS WHERE THE OTHER HEIGHT, SETBACK + OTHER BLDG ENVELOPE STANDARDS RESIDE. THE PROPOSED PROVISIONS ALSO NEED FURTHER WORK, INCLUDING MINIMUM SEPARATION BETWEEN TOWERS. SEE 7/6/23 OHA FOCUS GROUP #2 LETTER.

Building Bulk

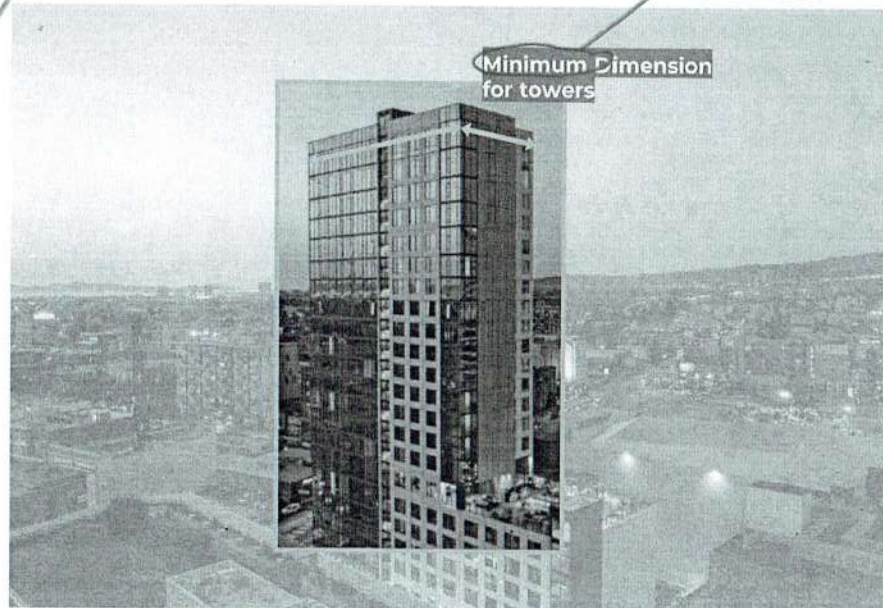
Tower Floorplate: For portions of the building over 100 feet in height, the dimension of the longest building side and the diagonal shall not exceed 140 feet and the longest diagonal shall not exceed 160 feet.

IS THIS A MISTAKE?
130
MAXIMUM!



Residential uses

PROVIDE TOWER SETBACK STANDARDS TO MINIMIZE WIND ACCELERATION IMPACTS AT STREET LEVEL.



Source: Formis

Materials

Pressed Variolated

INCREASE?

nonresidential

High Quality Materials: Street-facing ground floor elevations shall have high-quality materials and texture for at least 50 percent of the non-glass areas. High quality materials include the following:

- Stone, including
 - ~~▪ Marble~~
 - ~~▪ Granite~~
- Brick - real or thin veneer *with wrap-around corners.*
- Ceramic tile
- Wood panels (*eng. under windows*) and moldings
- Terracotta
- Pre-cast concrete, glass-fiber reinforced concrete *with decorative patterns*
- High-quality, cast-in-place concrete, including board-form concrete
- ~~▪ Cement plaster~~
- ~~▪ Stucco (light sand or smooth trowel finish)~~
- ~~▪ Cement fiber or similar synthetic siding resembling wood siding~~
- Steel - *porcelain enamel panels*, steel windows, steel exterior doors, steel rails and fences, painted, stainless or pre-weathered steel are acceptable when limited to a maximum of 50 percent of building treatment
- ~~▪ Aluminum - windows, panels, storefront, curtain walls, doors; aluminum shall be natural finish, anodized, powder coated or Kynar.~~

IF IMITATION WOOD SIDING IS USED, PROHIBIT IMITATION RAISED WOOD GRAIN.

CONFUSING → RAILS + FENCES NOT RELEVANT

Stainless

NOT SUFFICIENTLY HIGH QUALITY FOR NON RESIDENTIAL GROUND FLOORS, ESP. STOREFRONTS. SEE SMALL PROJECT DESIGN REVIEW GUIDELINES.

PROHIBIT VINYL SIDING EVERYWHERE, NOT JUST DOWNTOWN GIVEN ITS ENVIRONMENTAL ISSUES, INSUFFICIENT LONGEVITY & SYNTHETIC APPEARANCE.

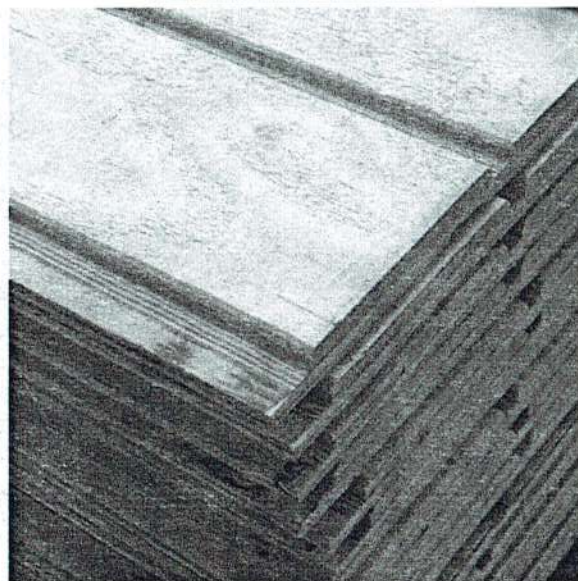
Vinyl

Materials

Prohibited Materials: Unfinished or natural T1-11 siding, foam, and spray stucco are prohibited.

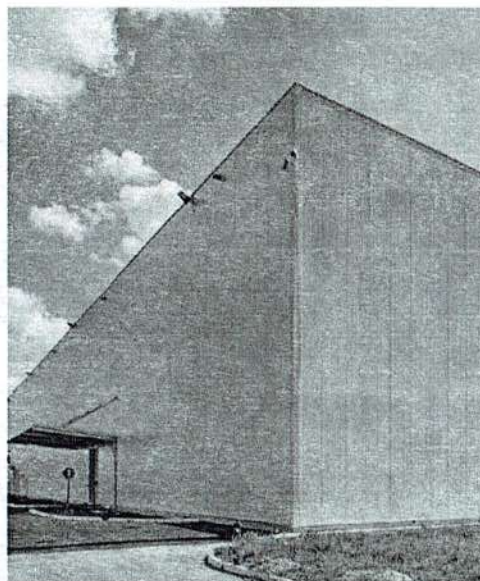
Vinyl is prohibited in downtown

Unfinished or Natural T1-11



Source: Total Woods

Foam Panels



Source: Sunwall

Spray Stucco



Source: DuffYonell

DELETE. THESE TECHNIQUES WILL TEND TO MAKE THE DESIGN LOOK TOO BUSY AND INCREASE PERCEIVED BULK

Façade Pattern and Articulation

Tower Articulation: Towers of high-rise buildings shall be articulated using a combination of two or more of the following:

- Vertical plane changes a minimum 2 feet
- Operable screen or shading system
- Modulation or dimensional variation in the façade
- Horizontal staggers
- Recessed or projecting balconies
- Height variation on the roofline that are more than 2 stories tall
- Material and color changes
- Rhythmic pattern of accent lines that project at least 12 inches from the building wall, using moldings, sills, cornices, or canopies

STEPPED TOP FLOORS

vertical

DEFINE. E.G. EQUAL SPACING OR OTHER SPACING PATTERN THAT IS IN A REGULAR RHYTHM. (SEE SKETCHES PREVIOUSLY PROVIDED BY UMA.)

Will these result in development that is appropriate?

- Comments

Are they too descriptive or too general?

- Comments

Are we missing something?

- Comments

Horizontal

To articulate key horizontal divisions of the building including at the top of the bottom 1-3 floors at the base of the top 1-2 floors and at the top of the building.

THIS IS JUST SAMPLE TEXT THAT NEEDS TO BE REFINED AND EXPANDED. SEE ALSO ALMENA OBJECTIVE DESIGN REVIEW STANDARDS.

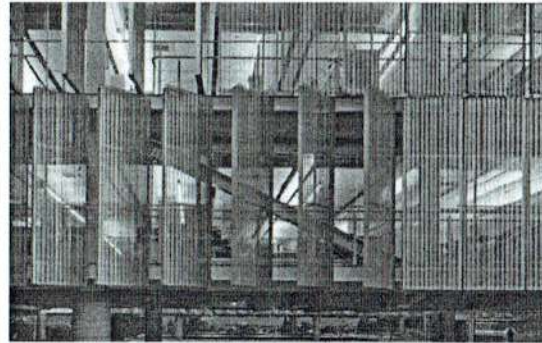
PROVIDE MORE ILLUSTRATIONS SHOWING THE OTHER LISTED TECHNIQUES.

NONE OF THESE TECHNIQUES ARE APPROPRIATE IN APIS/ASIS AND TEND TO PROMOTE EXCESSIVELY ASSERTIVE DESIGNS. CONSIDER DELETING SINCE MANY ARCHITECTS WILL USE THEM WITHOUT ENCOURAGEMENT BY THE CDSO

Façade Articulation Reference



Vertical Plane Change

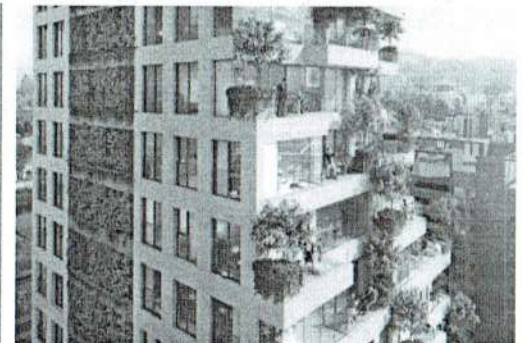


Source: Jih3rs

Operable Screen System



Modulation in Facade



Horizontal Stagger and Balconies



Height Variation in Roof



Material and Color Changes



Pattern of Accent Lines

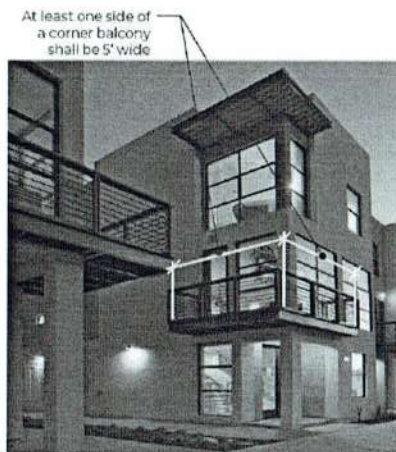
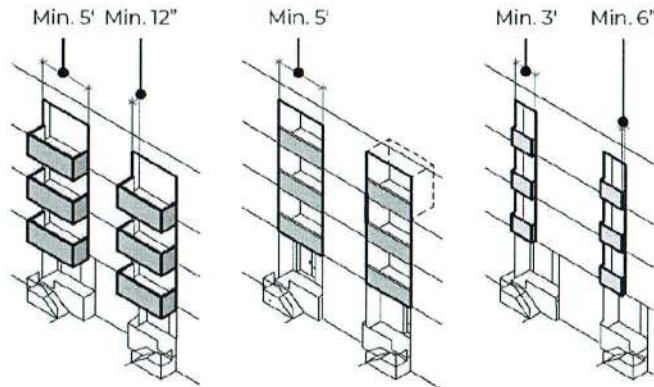
Source: Neri

PROVIDE BETTER EXAMPLES. THE VERTICAL PLANE CHANGES ARE MORE PRONOUNCED THAN THE MATERIAL/COLOR CHANGES

Decks and Balconies

Balcony Dimensions:

- Occupied balconies shall be a minimum 5 feet wide and 5 feet deep.
- To avoid a tacked-on look, occupied balconies shall be recessed into the building façade by a minimum of 12 inches.
- When balconies are provided at the building corner, at least one side of the balcony shall be a minimum of 5 feet
- Façade elements and unoccupied spaces such as Juliet balconies shall be a minimum of 3 feet wide and 6 inches deep



Will these result in development that is appropriate?

- Comments

Are they too descriptive or too general?

- Comments

Are we missing something?

- Comments

PROVIDE TECHNIQUES INTENDED TO MAKE PARKING GARAGES LOOK LESS LIKE PARKING GARAGES, E.G. AVOID STRONG HORIZONTAL ARTICULATION, PROVIDE VERTICAL DIVISIONS NO MORE THAN 5' WIDE TO RESEMBLE WINDOW OPENINGS + PROVIDE ARCHITECTURAL ELEMENTS SUCH AS PILASTERS AND/OR MOLDINGS. SEE PARKING GARAGE PHOTOS ATTACHED TO OHA 9/16/23 FOCUS GROUP #2 LETTER.

Parking

NONE OF THESE ARE TRUE ARTICULATIONS

Parking Garage Facades: For parking garages with a longer than 30 feet of exposed façade, a minimum of 75 percent of the public space-facing parking garage façade and a minimum of 50 percent of the local streets-facing parking garage façade shall be articulated using at least one of the following:

- Color or material changes that are at least 4 feet wide and one story tall.
- Public art that meets the requirements of Zoning.
- Planting that is at least 3 feet tall at maturity or climbing plants covering a minimum of 4 foot wide and one story tall area. If planting is provided, irrigation needs to be provided.
- Ventilation grills that match the window patterns or articulation of street-or public open space-facing building façade.

Will these result in development that is appropriate?

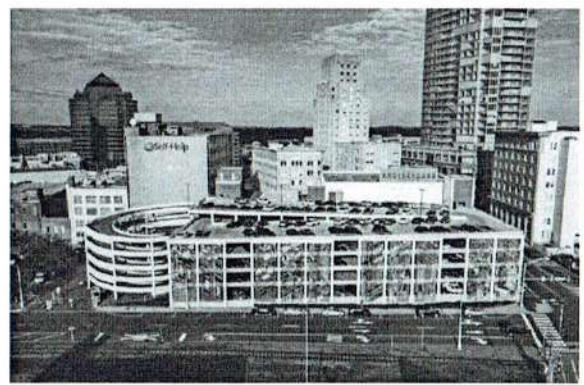
- Comments

Are they too descriptive or too general?

- Comments

Are we missing something?

- Comments



Source: Smart Durban



Source: Mobilize Green Design