



City of Redmond Planning Department Design Standards Review

PLEASE NOTE: INCOMPLETE APPLICATIONS *WILL NOT BE ACCEPTED*

This application is for development in Redmond's downtown area. Special requirements were adopted by City Council in this area to promote re-vitalization in the C-2 zone. (This application is different than the standard Site and Design review process.)

Fee: None

ZONING: C-2

PROPERTY OWNER AND APPLICANT INFORMATION

Applicant Name _____ Phone ____ / ____ Fax ____ / ____
 Address _____ City _____ State _____ Zip Code _____
 Email _____
 Property Owner _____ Phone ____ / ____ Fax ____ / ____
 Address _____ City _____ State _____ Zip Code _____
 Email _____

PROPERTY DESCRIPTION

Property Location (address, intersection of cross street) _____
 Tax lot number: T15S, R13E, Section _____ Tax Lot(s) _____
 Present Land Use _____

PROJECT DESCRIPTION

Please give a brief description of the project: _____

Owner: _____ Date: _____
Signature

Applicant: _____ Date: _____
Signature

SUBMITTAL CHECKLIST

- Complete Application. (Signed by the property owner and the applicant.)
- Preliminary Title Report or other proof of ownership (*Deschutes Co.DIAL report acceptable*).
- Detailed Summary (before and after proposal)
- Burden of Proof (compliance statements based on the Review Criteria (**Attachment A**))
- BUILDING ELEVATIONS
 - Drawings or sketches of all four views of each new structure or remodel.
 - Building materials, colors (fascia, doors, trim, etc.), pitch of roof, shape and other design features of the building(s). Materials board may be required.
 - All exterior mechanical devices shown.
- CD or electronic version of submittal items (Word or PDF)

ATTACHMENT A

BURDEN OF PROOF- REVIEW CRITERIA

8.3040 Downtown Overlay District Design Review Criteria. In addition to the standards in Section 8.3035, prior to the issuance of a building permit, all properties and structures in the Downtown Overlay District, unless exempt under Section 8.3040(2) below, shall comply with the Downtown Design Standards. If a conflict exists between the Sections 8.3035, 8.3040, and 8.3045, then Section 8.3040 shall take precedence.

1. Purpose. In an effort to enhance and improve downtown's character, the quality of the pedestrian experience, and economic vitality, the City Council has adopted architectural design standards for the downtown core area.

The intent of the architectural design standards is to achieve the following:

- Quality Economic Growth. Assure opportunities for a stable, vital, diverse, and competitive economy at the heart of the city.
- Vibrant Downtown. Strengthen downtown as a vibrant, mixed use district that draws a wide spectrum of residents and visitors.
- Downtown Appearance. Improve and enhance the appearance of the built environment and natural features throughout Downtown, especially along primary commercial corridors and other major arterials.
- Historic Character. Preserve and retain historic structures and cultural resources throughout downtown.
- Pedestrian Environment. Improve and enhance the pedestrian environment throughout downtown, as well as the pedestrian

2. Exempt Development. These Design Standards shall apply to any development in the Downtown Overlay District except for the following exempt uses:

- A. Minor Modifications.
- B. Landscaping or landscape alterations.
- C. Repair or maintenance of public or private buildings, structures and landscaping that present a risk to public safety.
- D. Maintenance of the exterior of an existing structure such as re-roofing, or re-siding where similar materials and colors are used.
- E. Interior remodeling.
- F. Temporary structures and uses which are for relief of victims of disaster or an emergency.
- G. Single family dwelling units and duplex dwelling units.

3. Non-exempt Development. Any development in the Downtown Overlay District that does not qualify as Exempt Development, including major modifications, shall meet the applicable design standards in Section 8.3040. If a conflict exists among Section 8.3040, Section 8.3035 and Section 8.3045, then Section 8.3040 shall apply.

4. Procedure. The Community Development Director or designate, or Hearings Body, shall approve, approve with conditions, or deny an application based upon compliance with the design standards. Approval shall be obtained from the review authority prior to the issuance of a building permit for all non-exempt development. Per the Downtown Architectural Design Standards, applicants can choose two tracks of review:

- A. Track 1: Administrative Review of Compliance with Design Standards. Track 1 requires applicants to meet the downtown design standards, including the intent and approach of

each standard. The design standards are quantifiable and can be administered as part of the plan-review process. These applications are reviewed administratively by City of Redmond Planning staff.

- B. Track 2: Hearings Body Review of Compliance with Design Standards. Track 2 allows applicants to satisfy the intent of the design standards as determined by the Hearings Body. In Track 2, the intent statements serve as the criteria for determining if the “intent” of the downtown design standard is being met. In Track 2, applicants are required to identify how their proposed site and/or building meet the intent statements of the design standards, and why specific objective standards cannot be met.
- 5. Application Requirements. The applicant shall attend a pre-development meeting with City of Redmond Planning or Urban Renewal staff to determine if the proposed development is “exempt” or “non-exempt” from the Downtown Design Standards, and to determine, if possible, if the development should be processed as a Track 1 or Track 2 review. The application shall contain information specified in this Article of the Redmond Development Code, as well as sample paint colors.
 - 6. Approval Process. For each standard, there will be one or more approaches an applicant will need to follow to meet the design intent under Track 1. Within each approach, there may be a menu of elements or techniques that an applicant may employ. In many cases, the same elements and techniques are presented as a means to meet different standards. In the event that a specific element or technique is used to meet two standards, an applicant will be required to choose another element or technique to meet a third standard. In this way, applicants are required to make use of multiple elements or techniques thereby increasing the attractiveness of downtown.

For Track 1, Planning Staff shall use the downtown design standards, approaches, elements and techniques to ensure compliance with the intent of downtown design standards. For Track 2 applications, the City of Redmond Hearings Body shall use the intent statements to ensure compliance with the downtown design standards.

8.3045 C-2 Central Business District Commercial Design Review Criteria.

In addition to the standards in Section 8.3035, prior to the issuance of a building permit, all properties in this zoning district, except single use residential structures, shall comply with the standards in this section. If a conflict exists between the Sections 8.3035 and 8.3045, then Section 8.3045 shall take precedence.

- 1. Façade Treatment.
 - A. Minimum Wall Articulation.
 - i. Façades shall add architectural interest and variety and avoid the effect of a single, long or massive wall with no relation to human size. No wall that faces a street or connecting walkway shall have a blank, uninterrupted length exceeding 30 feet without including, but not be limited to, at least two of the following:
 - (a) Change in plane,
 - (b) Change in texture or masonry pattern,
 - (c) Windows, trellises with vines, or
 - (d) An equivalent element that subdivides the wall into human scale proportions.

- ii. Façades greater than 100 feet in length, measured horizontally, shall incorporate wall plane projections or recesses having a depth of at least 3% of the length of the façade and extending at least 20% of the length of the façade. No uninterrupted length of any façade shall exceed 100 horizontal feet.
- iii. Ground floor façades that face public streets shall have arcades, display windows, entry areas, awnings or other such features along no less than 50% of their horizontal length.
- iv. Building façades must include a repeating pattern that includes any one of more of the following elements:
 - (a) Color change;
 - (b) Texture change;
 - (c) Material module change.
- v. Side or rear walls that face walkways may only include false windows and door openings defined by frames, sills and lintels, or similarly proportioned modulations of the wall, only when actual doors and windows are not feasible because of the nature of the use of the building.

2. Entryways. Commercial buildings shall have clearly defined, highly visible customer entrances including at least three of the following elements, listed below.

- A. Recesses/projections;
- B. Arcades;
- C. Raised corniced parapets over the door;
- D. Peaked roof forms;
- E. Arches;
- F. Outdoor patios;
- G. Architectural details such as tile work and moldings which are integrated into the building structure and design;
- H. Integral planters or wing walls that incorporate landscaped areas and/or places for sitting.

3. Reinforcing the Corner: For buildings located at the corner of intersections, one of the three treatments is required to emphasize the importance of this location in the district.

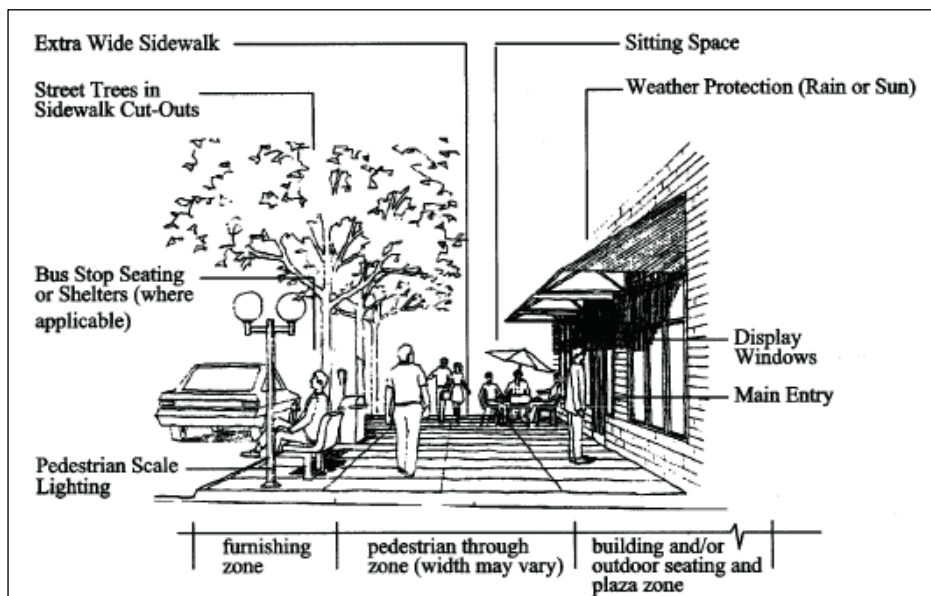
- A. Locate the primary entry to the building at the corner of the building or within 25 feet of the corner of the building.
- B. Incorporate prominent architectural elements, such as increased building height or massing, a cupola, a turret, or a pitched roof, at the corner of the building or within 25 feet of the corner of the building.
- C. Chamfer the corner of the building (i.e. cut the corner at a 45-degree angle and a minimum of 10 feet from the sidewalk corner) and incorporate include extended weather protection (arcade or awning), special paving materials, street furnishings, or plantings in the cut.

4. Materials:
 - A. Incorporate one of the following building materials into the design of the ground floor (street-facing) façades: brick, metal, terra cotta, stone, concrete, stucco, horizontal wood or cementitious siding, wood shingles, board and batten vertical wood siding, ceramic detail.
 - B. Prohibited Materials: T-111 or similar sheet materials, stucco clad foam (EIFS), or common concrete masonry units (CMU).
 - C. All sides of the building shall include materials and design characteristics consistent with those on the front. Use of inferior or lesser quality materials for side or rear façades shall be prohibited.
 - D. Trellises, canopies and fabric awnings may project up to five feet into front setbacks and public rights-of-way, provided that the base is not less than eight feet at the lowest point and no higher than ten feet above the sidewalk. Awnings shall be no longer than a single storefront, unless multiple storefronts exist.

5. Roof Treatments.
 - A. All façades shall have a recognizable “top” consisting of, but not limited to:
 - i. Cornice treatments, other than just colored “stripes” or “bands,” with integrally textured materials such as stone or other masonry or differently colored materials; or
 - ii. Sloping roof with overhangs and brackets; or
 - iii. Stepped parapets; or
 - iv. Special architectural features, such as bay windows, decorative roofs and entry features may project up to three feet into street rights-of-way, provided that they are at least nine feet above the sidewalk.

6. Streetscape standards. New commercial or mixed use development and major modifications shall provide streetscape amenities, as generally illustrated in the figure below. Pedestrian amenities may be provided within a planting strip or street furnishing zone, building frontage zone or plaza, as shown in the figure below. Use of the public right-of-way requires approval by City of Redmond and must comply with the Redmond Downtown Right of Way (ROW) Standards and Specifications.

Figure; Pedestrian Amenities for streetscape



Amenities:

- A. Building canopy, awning, pergola, or similar weather protection (minimum projection of 4 feet over a sidewalk or other pedestrian space).
- B. Street trees, as specified in Redmond Downtown ROW standards.
- C. Trash Receptacles for buildings wider than 40 feet at street/sidewalk frontage as per Redmond Downtown ROW standards.
- D. Decorative pedestrian scale light fixtures as per Redmond Downtown ROW standards.
- E. Parking areas shall be located behind buildings, to the sides of buildings or below buildings.
- F. Pedestrian-scale signs, as specified in Article V. Sign Standards for properties in the C-2 Central Business District Commercial Sign Standards.