Detail Site Review Overlay

Plaza Space Requirements Downtown

Historic Commission
1/08/2020

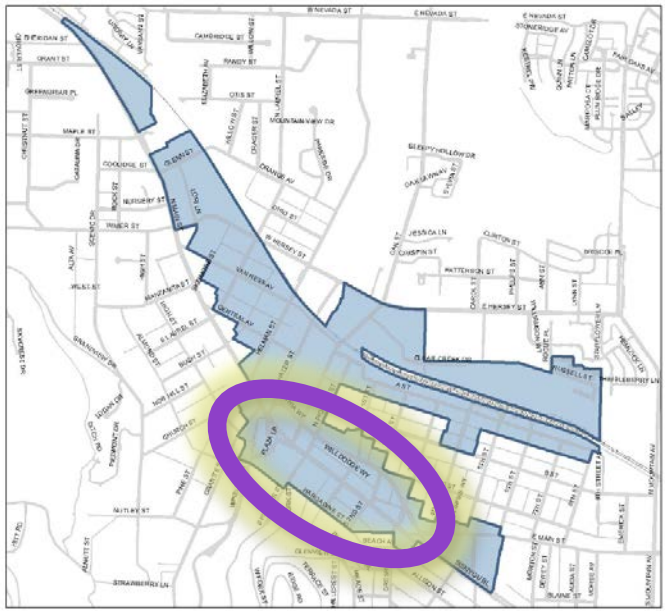
Existing Plaza Space Standards

.

- Applies in the Detail Site Review overlay
- Applies to Large Scale Buildings (10,000sq.ft. or larger)
- Requires 10% of the buildings gross floor area (up to 3 stories) to be plaza space.
- Requires specific design elements.

Detail Site Review Overlay

Applicability (maps located in ALUO 18.4.2)



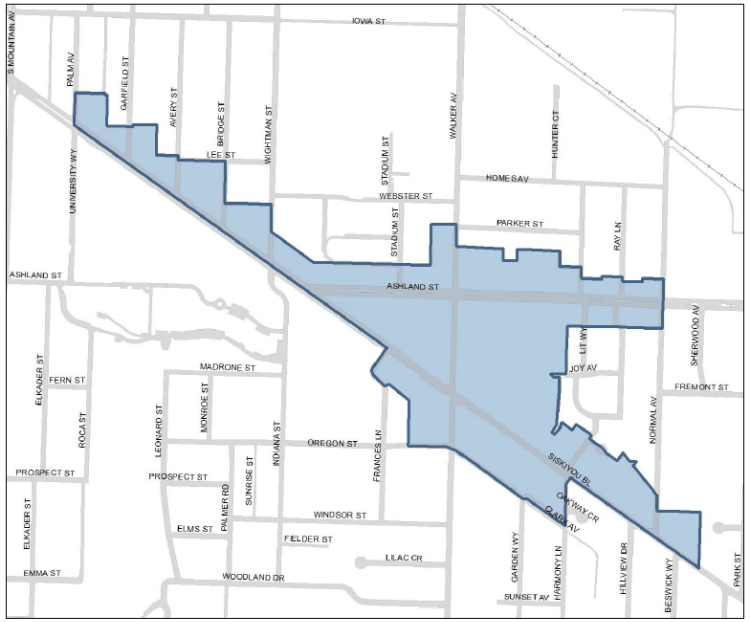


Figure 18.4.2.040.C.3

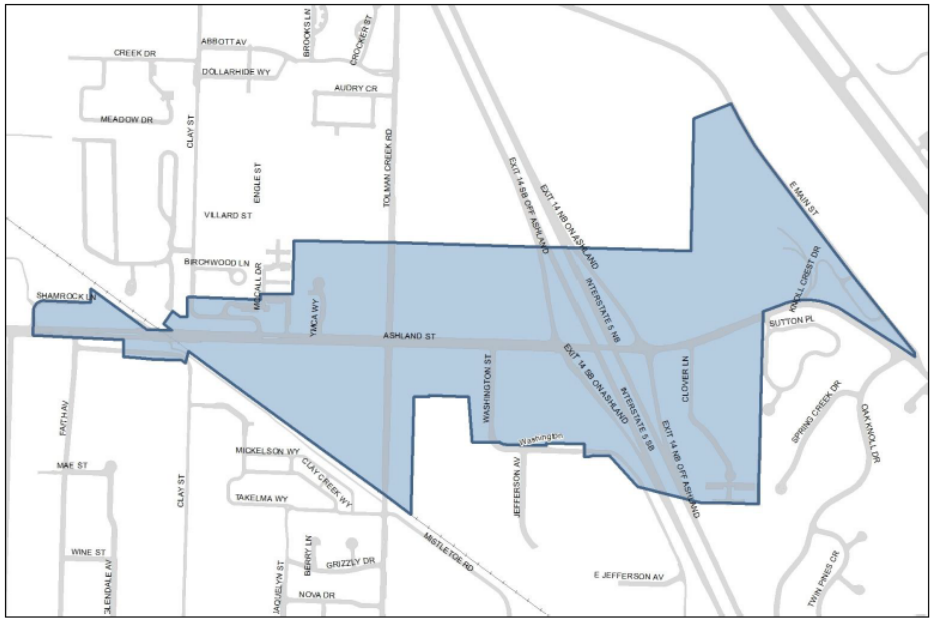
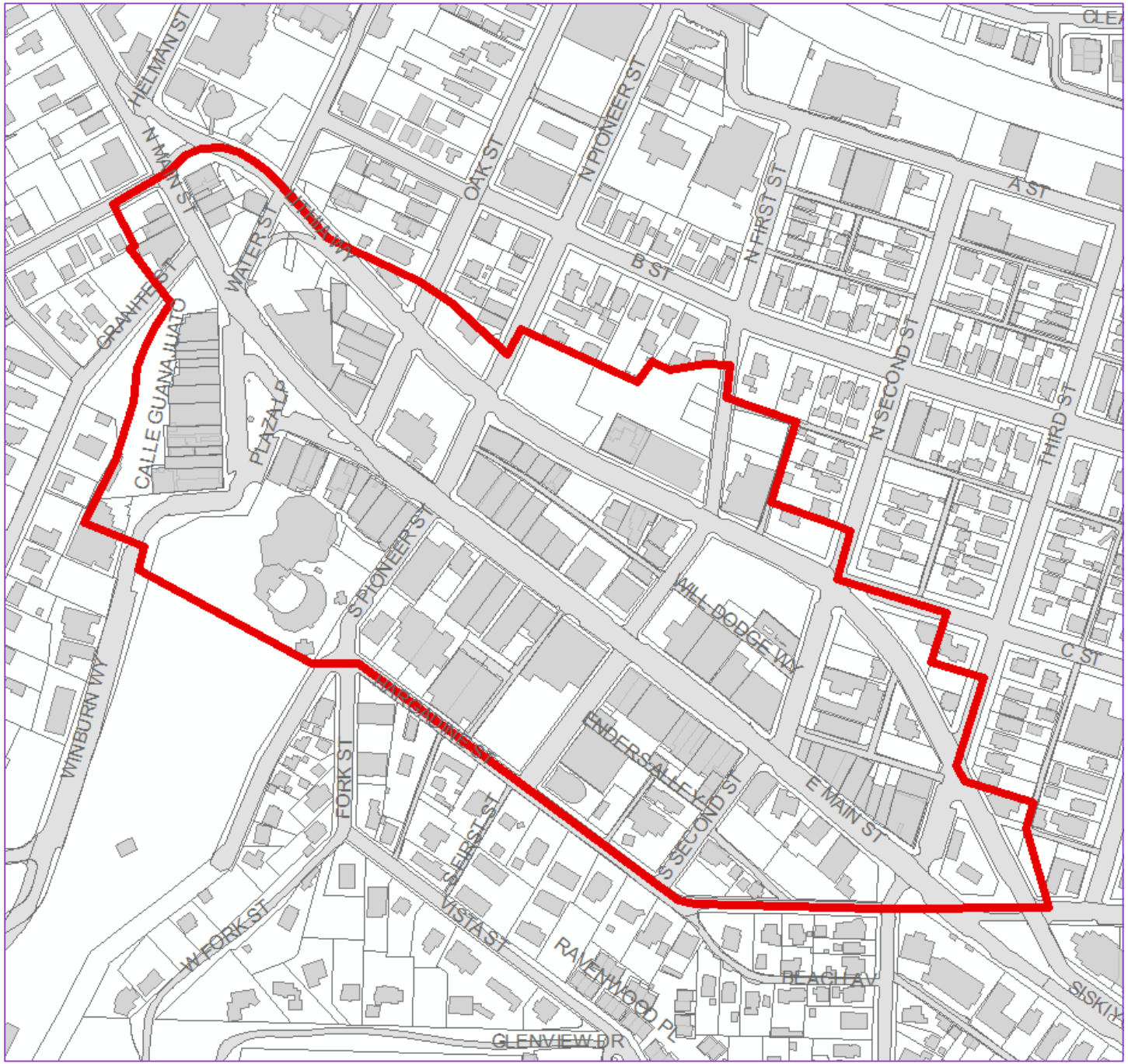


Figure 18.4.2.040.C.4

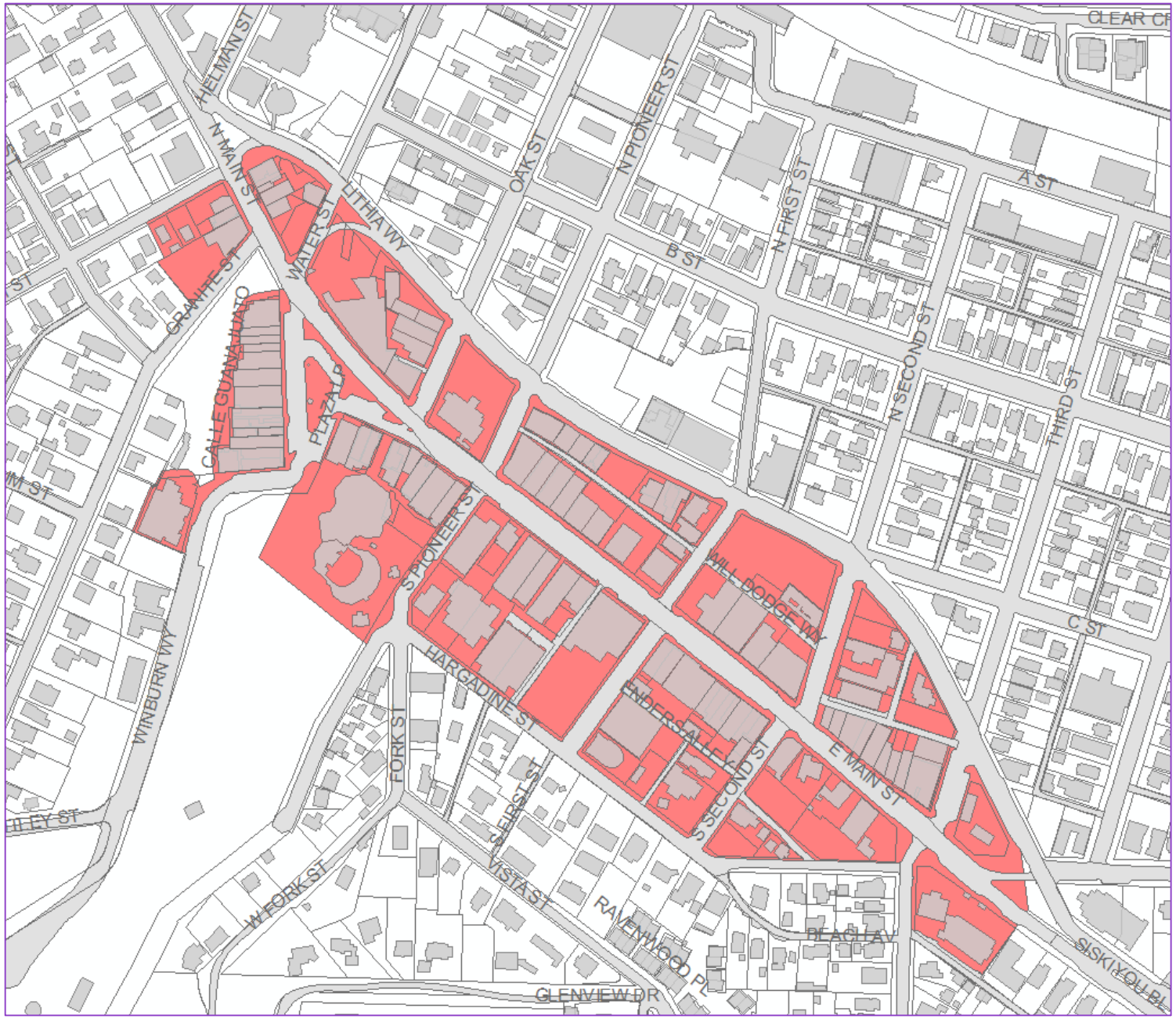
Figure 18.4.2.040.C.5

- North Main, Historic District and Oak Street
- Siskiyou Boulevard, Ashland Street and Walker Avenue
- Ashland Street and Tolman Creek Road
- Crowson Road



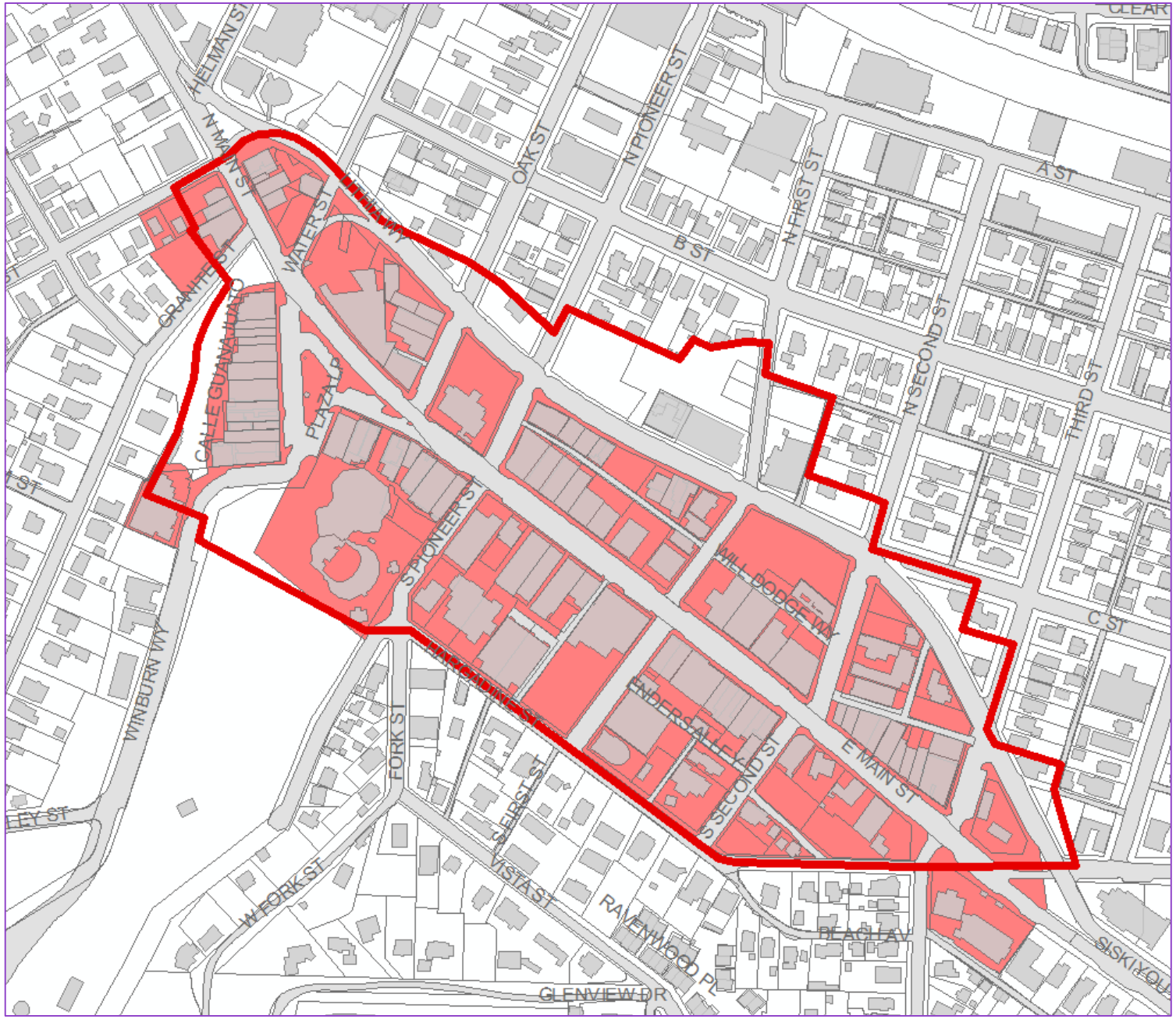
Downtown Applicability

Downtown Design Standards Boundary



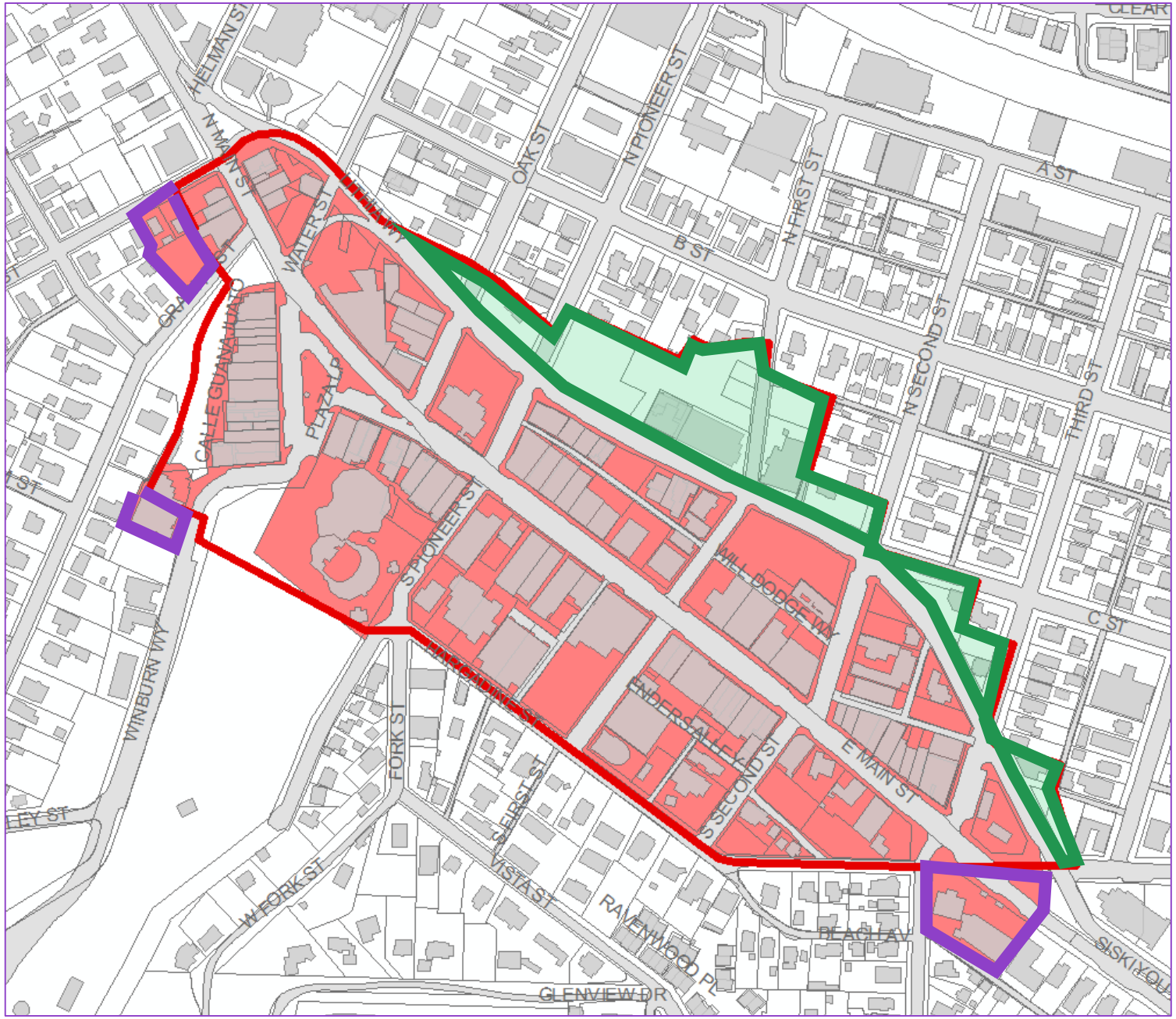
Downtown Applicability

Downtown C-1-D Zone



Downtown Applicability

Downtown Design Standards Boundary & C-1-D zone



Downtown Applicability

Downtown Design Standards Boundary & C-1-D zone

Discussion Items

Public – Private Use

Private Outdoor Space for Cafes, sitting, landscaping, public art

Ground Floor Area

Ground floor area reduced to accommodate plaza spaces

Multi Story Development

Increasing plaza space requirement due to additional stories (10% of 1st ,2nd ,and 3rd stories)

Historic Development Pattern

Traditional rhythmic spacing of historic buildings

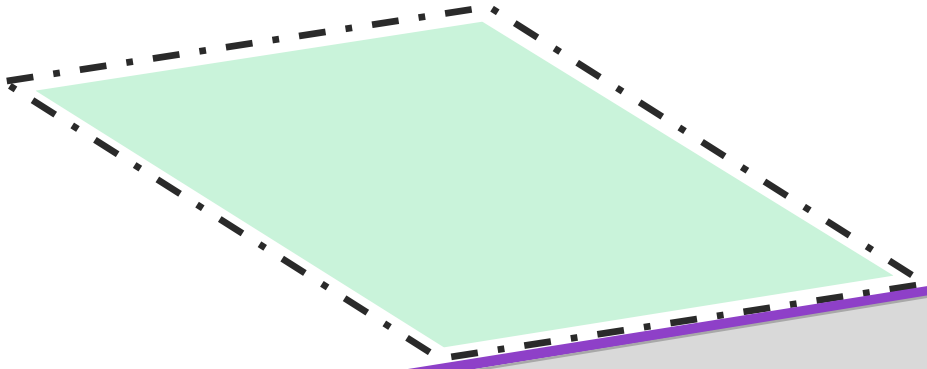
Design Implications

Functional spaces, construction costs, design constraints

Existing Plaza Space Standards

Undeveloped lot

7,000 sq.ft.
Sample Lot

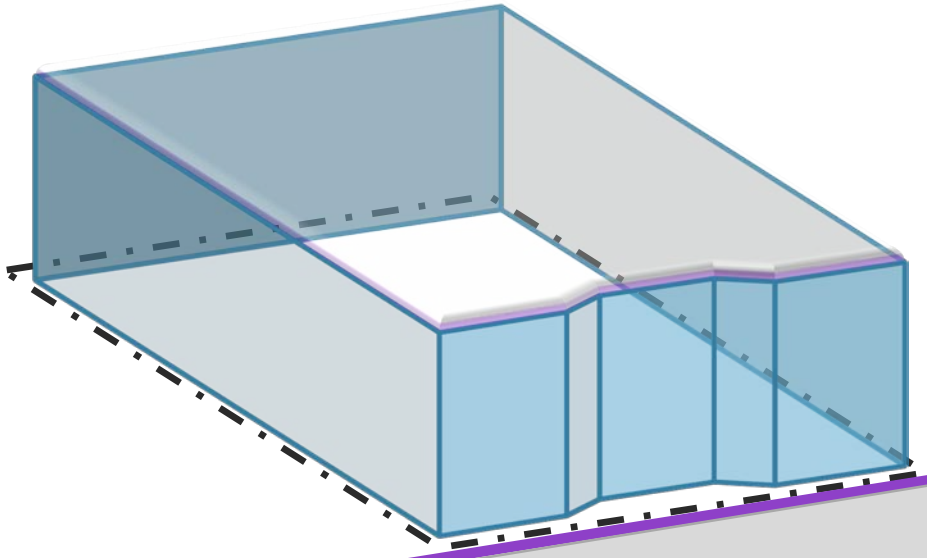


Existing Plaza Space Standards

One-Story Building example

7,000 sq.ft.
building

No
Plaza Space
Required

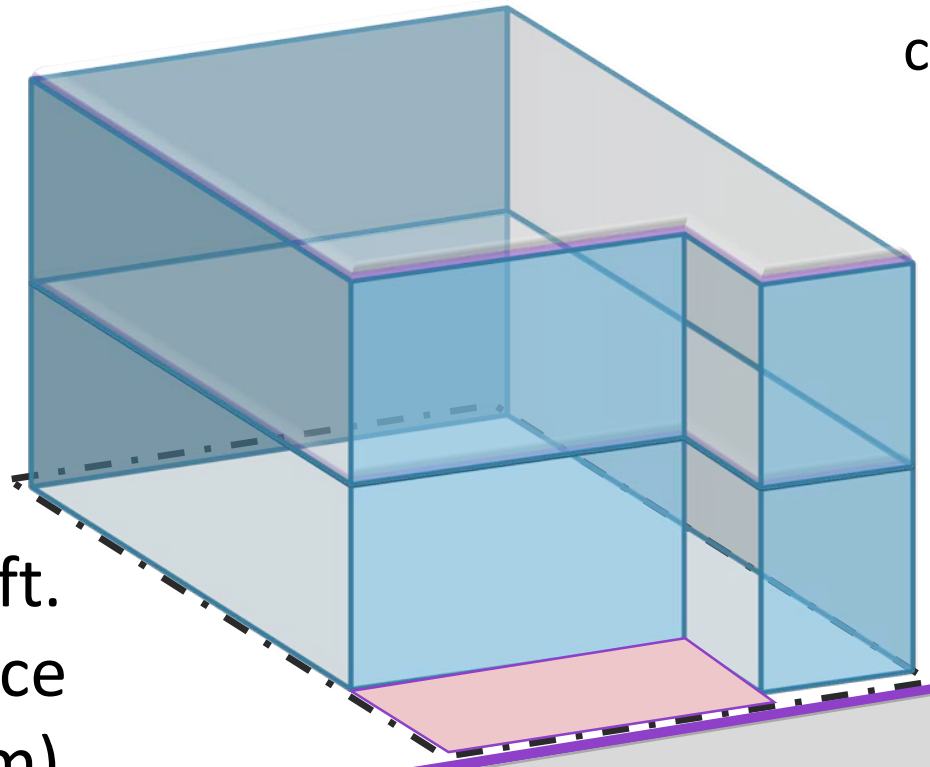


Existing Plaza Space Standards

Two-Story Building example

11,500 sq.ft.
Two-Story
Building

Plaza Space required (building >10,000sq.ft.)
The plaza space is on private property and contains selected design elements such as seating, public art, trees, shade, wind protection, etc.

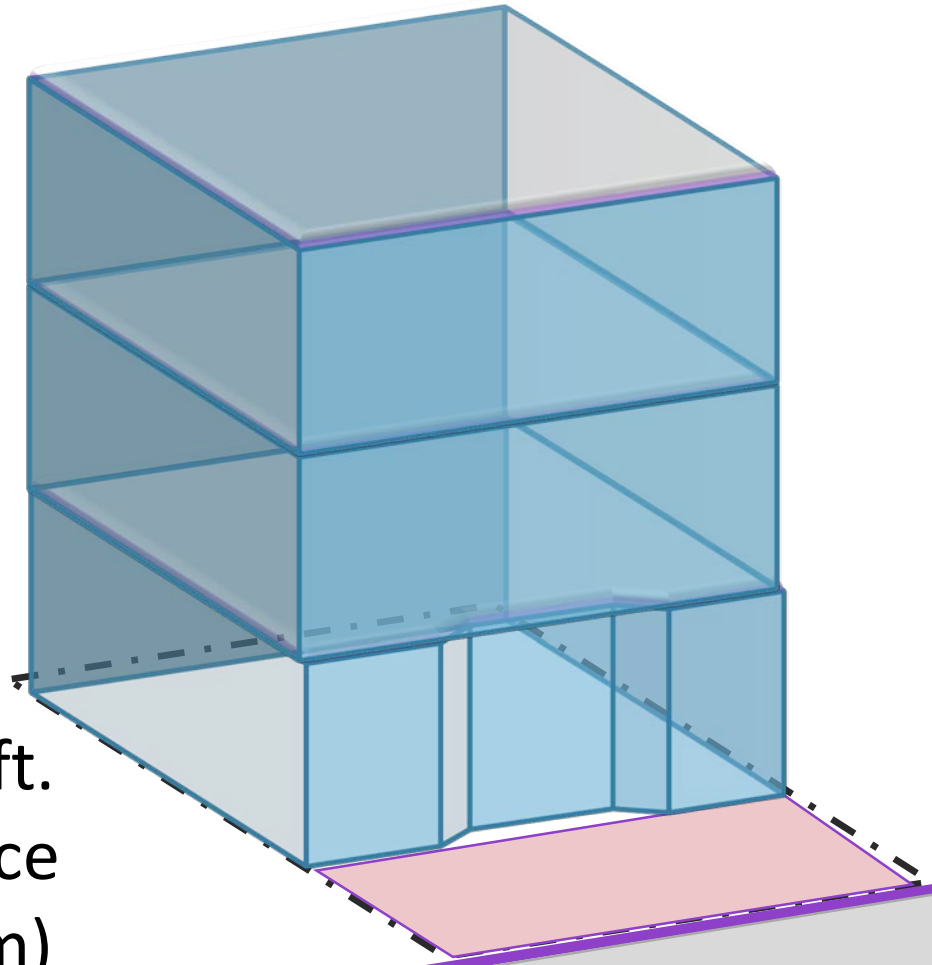


1,150 sq.ft.
Plaza Space
(minimum)

Existing Plaza Space Standards

Three-Story Building example

16,000 sq.ft.
Building

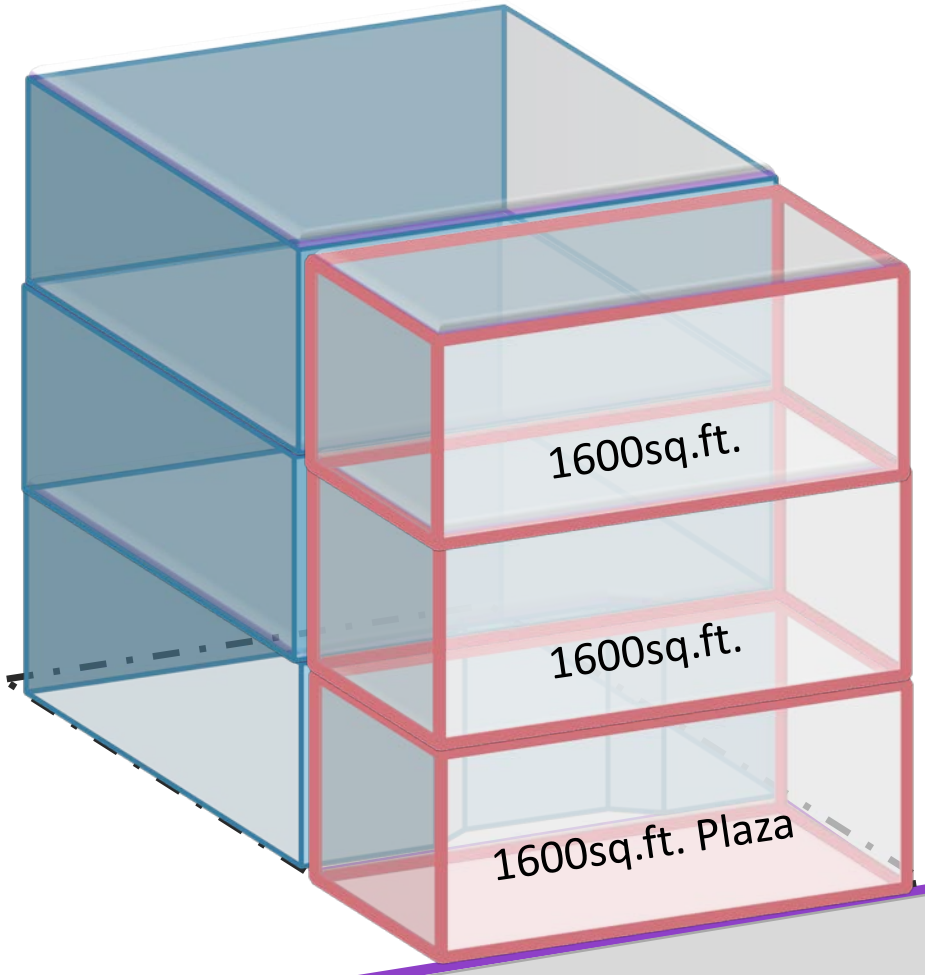


1,600 sq.ft.
Plaza Space
(minimum)

Existing Plaza Space Standards

Three-Story Building example

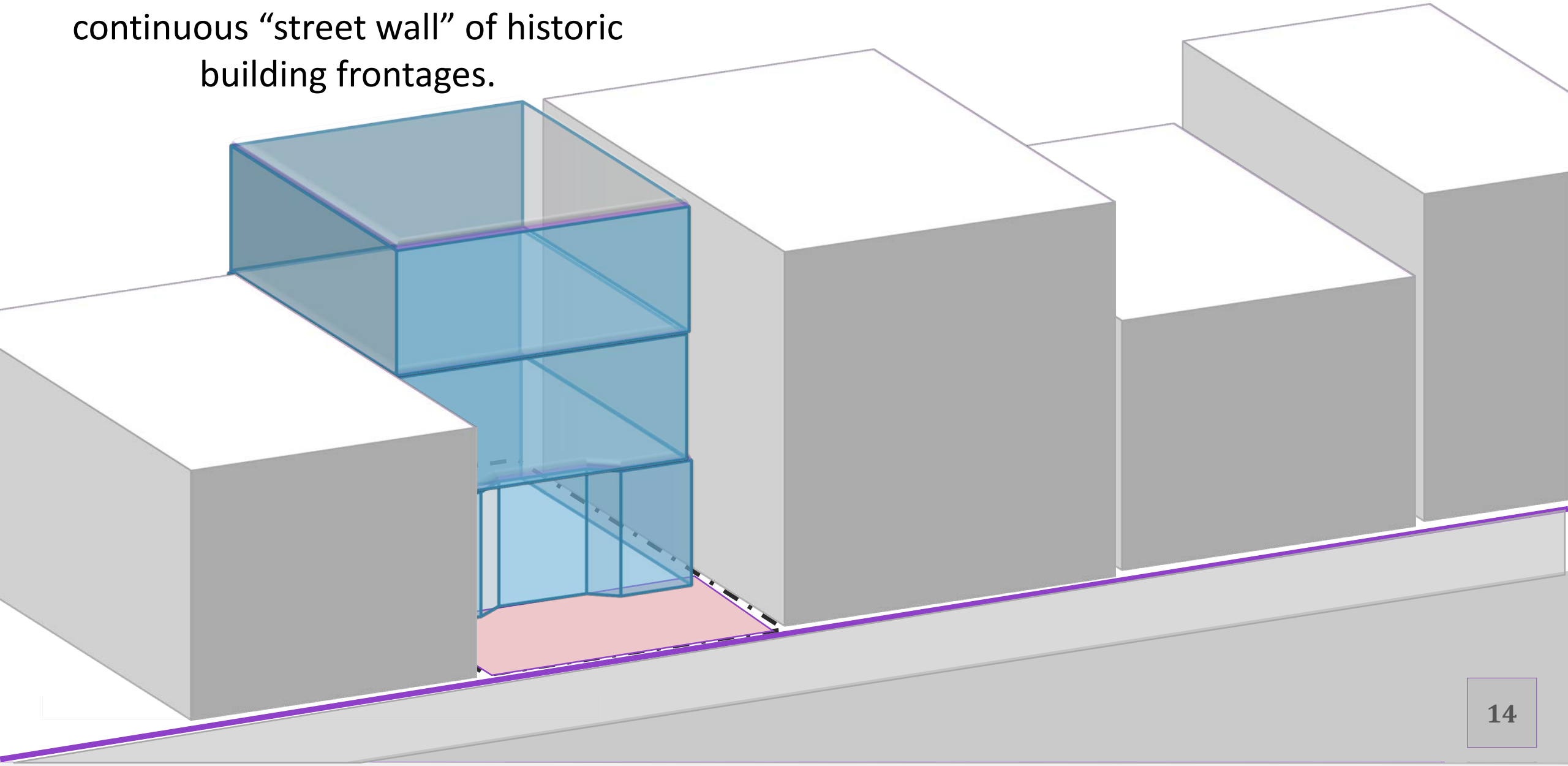
16,000 sq.ft.
Building



Dedication of private outdoor plaza space at the ground level removes commercial floor area, and potentially reduces residential dwelling unit opportunities on upper stories

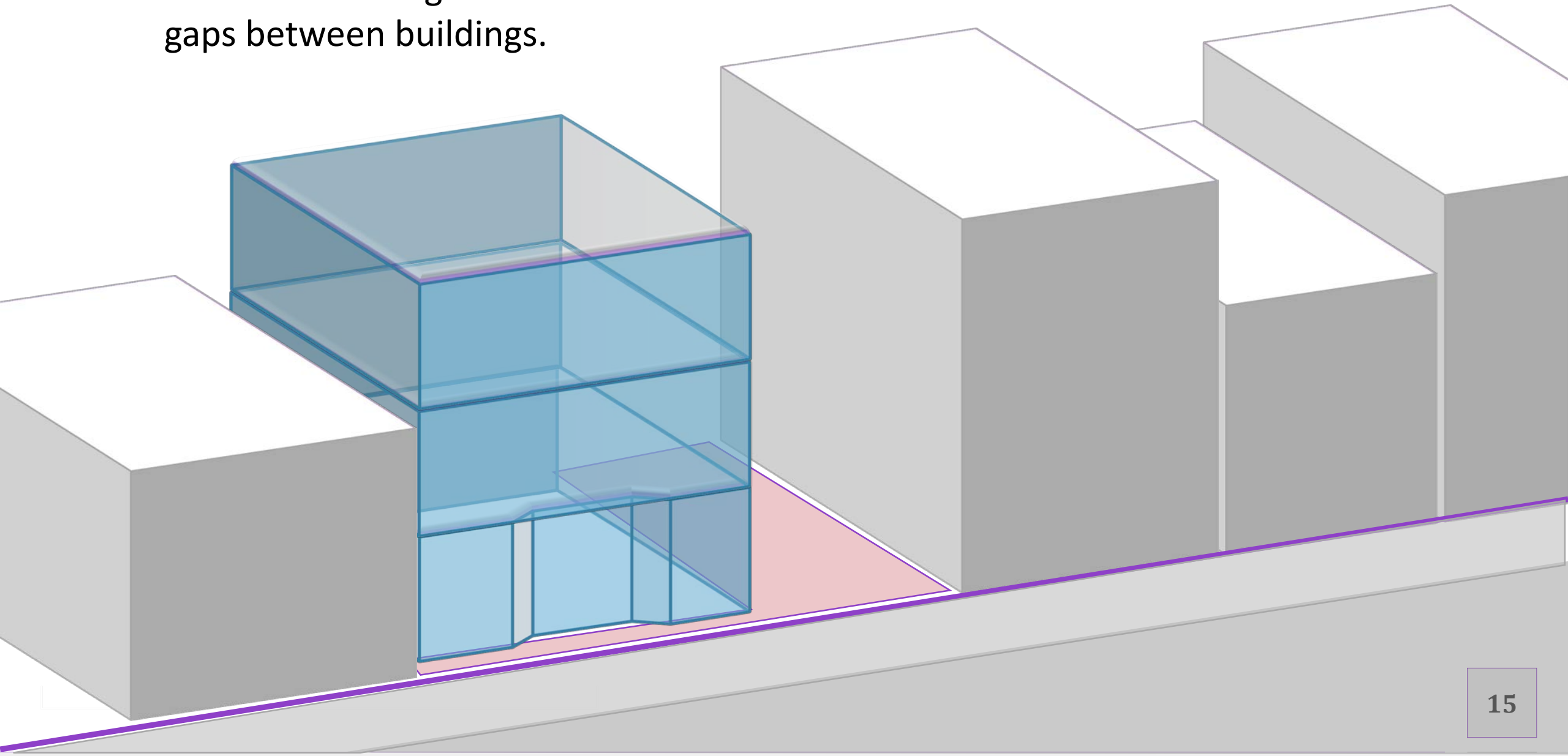
Existing Plaza Space Standards

Increased setbacks, to accommodate private plaza spaces, can break up continuous “street wall” of historic building frontages.



Existing Plaza Space Standards

Private plaza spaces located to the side of a new building can create gaps between buildings.



Proposed Amendment

18.4.2.040.D.b

Within the, C-1-D zone or Downtown Design Standards Overlay, no plaza space shall be required.

Amends the plaza space standards to no longer apply in the downtown area for new or redeveloped large scale buildings over 10,000sq.ft.

- Plaza space no longer required thus private open-spaces will only be provided voluntarily.
- Maintains the character and historic pattern of development along N. Main Street where buildings are built to the sidewalk and to the lot lines on either side.
- Floor area reductions attributable to required plaza space for multi-story developments are eliminated, thus increases potential gross floor area on new or redeveloped buildings.
- Reduces potential constraints to redevelopment and multi-story development.
- Potential increase in the visual mass of buildings as a result of the elimination of ground level offsets in the building façade formerly designed and intended to accommodate plaza spaces.

Public open space and the downtown central Plaza

Public Plaza

- The proposed plaza space amendment does not remove public open space or the downtown central Plaza.
- The proposed code amendment relates to private outdoor space on individual properties.

Downtown Design Standards and Regulations

Building Height

- The proposed plaza space amendment does not change the maximum building height within the downtown area.

- Buildings in the downtown (C-1-D zone) are permitted to be 40 feet in height, or up to 55 feet with approval of a Conditional Use Permit. (18.2.6.030)

Downtown Design Standards and Regulations

Building Size

- The proposed plaza space amendment does not change existing maximum building size allowed.

- "Inside the Downtown Design Standards overlay, new buildings or expansions of existing buildings shall not exceed a building footprint area of 45,000 square feet or a gross floor area of 45,000 square feet" (18.4.2.040.D.1.c)

Downtown Design Standards and Regulations

Setbacks

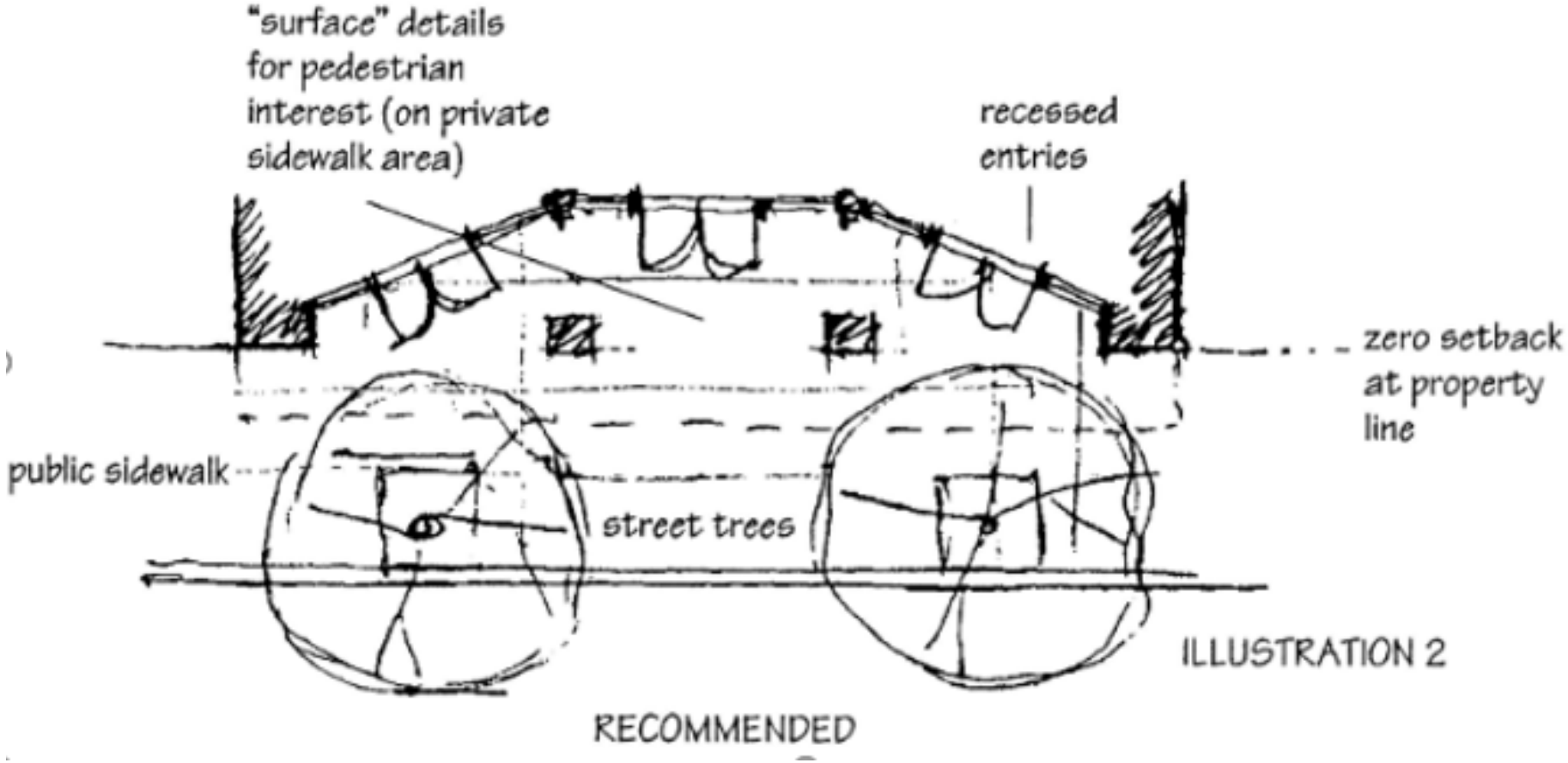
- The proposed plaza space amendment does not change existing setback requirements within the downtown area. (18.2.6.030)

- Buildings in commercial zones (including the downtown) currently have no minimum setbacks or yard requirements.

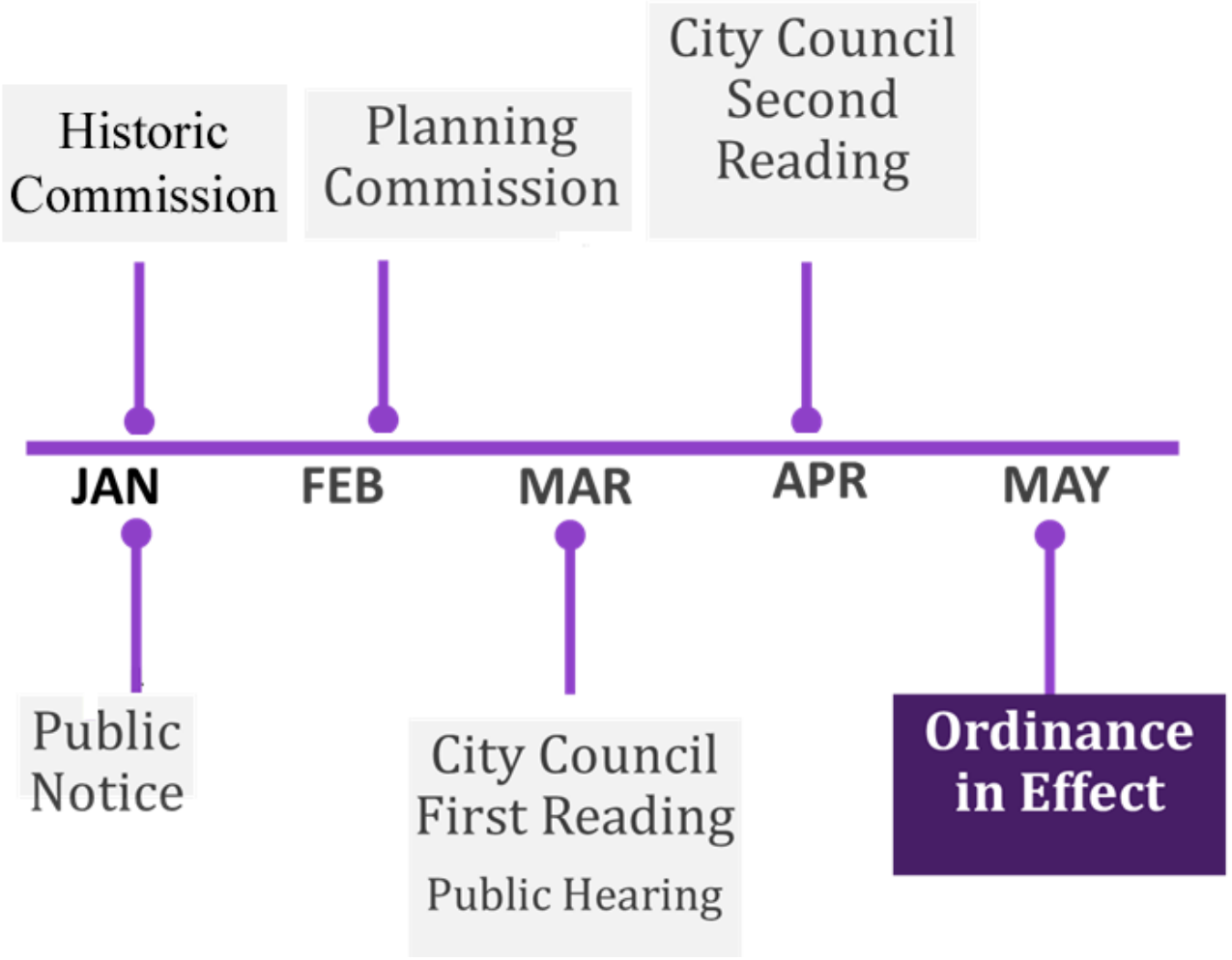
Downtown Design Standards and Regulations

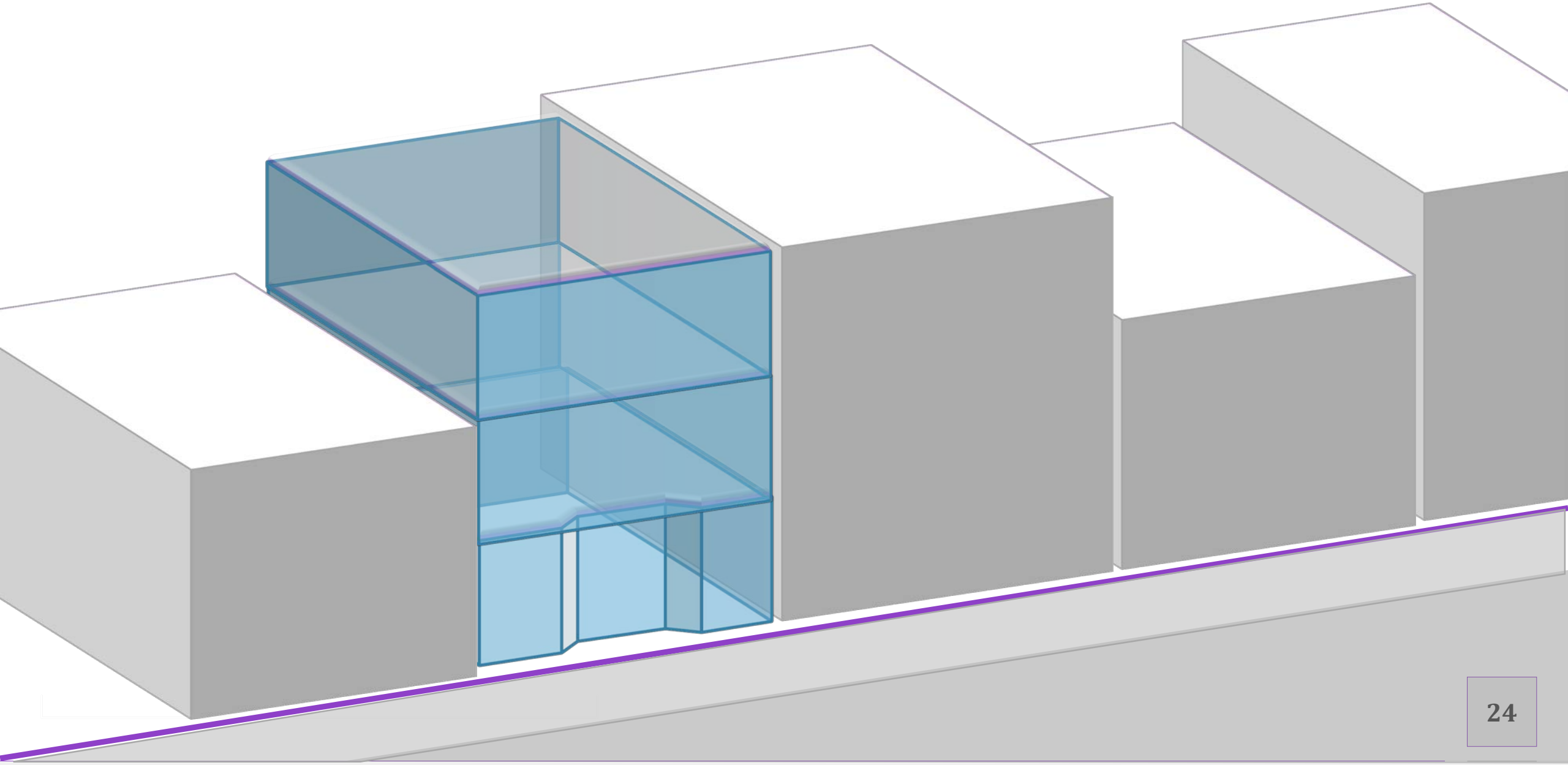
Setbacks

- Buildings in the downtown overlay are to be built up to the front and side property lines reflective of the historic pattern of development.



Timeline for Public Hearings (2020)





Existing Plaza Space Standard

18.4.2.040.D.2

a. **One square foot of plaza or public space shall be required for every ten square feet of gross floor area, except for the fourth gross floor area.**

b. **A plaza or public spaces shall incorporate at least four of the following elements.**

   i. Sitting Space – at least one sitting space for each 500 square feet shall be included in the plaza. Seating shall be a minimum of 16 inches in height and 30 inches in width. Ledge benches shall have a minimum depth of 30 inches.

   ii. A mixture of areas that provide both sunlight and shade.

   iii. Protection from wind by screens and buildings.

   iv. Trees – provided in proportion to the space at a minimum of one tree per 500 square feet, at least two inches in diameter at breast height.

   v. Water features or public art.

   vi. Outdoor eating areas or food vendors.

Setbacks and building Width in downtown (18.4.2.060)

2. Setbacks.

a. Except for arcades, alcoves, and other recessed features, building shall maintain a zero setback from the sidewalk or property line as illustrated in Figures 18.4.2.060.C.2, 5, 6 and 10. Areas having public utility easements or similar restricting conditions shall be exempt from this standard.

b. Ground level entries should be recessed from the public right-of-way and have detailing and materials that create a sense of entry as illustrated in Figures 18.4.2.060.C.2, 5, 6, and 10. Avoid treatment shown in Figure 18.4.2.060.C.3.

c. Recessed or projecting balconies, verandas, or other useable space above the ground level on existing and new buildings shall not be incorporated in a street facing elevation. Avoid treatments shown in Figure 18.4.2.060.C.4 and 7.

3. Width.

a. The width of a building shall be extended from side lot line to side lot line as illustrated in Figures 18.4.2.060.C.5. An exception to this standard would be an area specifically designed as plaza space, courtyard space, dining space, or rear access for pedestrian walkways.