

# OTN – PRGS Design Guidelines Updates

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Urban Design Advisory Committee Meeting  
March 11, 2022



**Department of Planning & Zoning**

# OTN Design Guidelines Updates

## Creation of OTN-PRGS Design Standards & Guidelines

- Anticipated during the OTN SAP and OTN-DS&G process
- An addendum to the existing OTN Design Standards & Guidelines. Builds upon existing Design Standards & Guidelines

## Creation of OTN-PRGS Design Excellence Prerequisites & Criteria

- An addendum to the existing OTN Design Standards & Guidelines



# OTN-PRGS Design Standards + Guidelines Updates

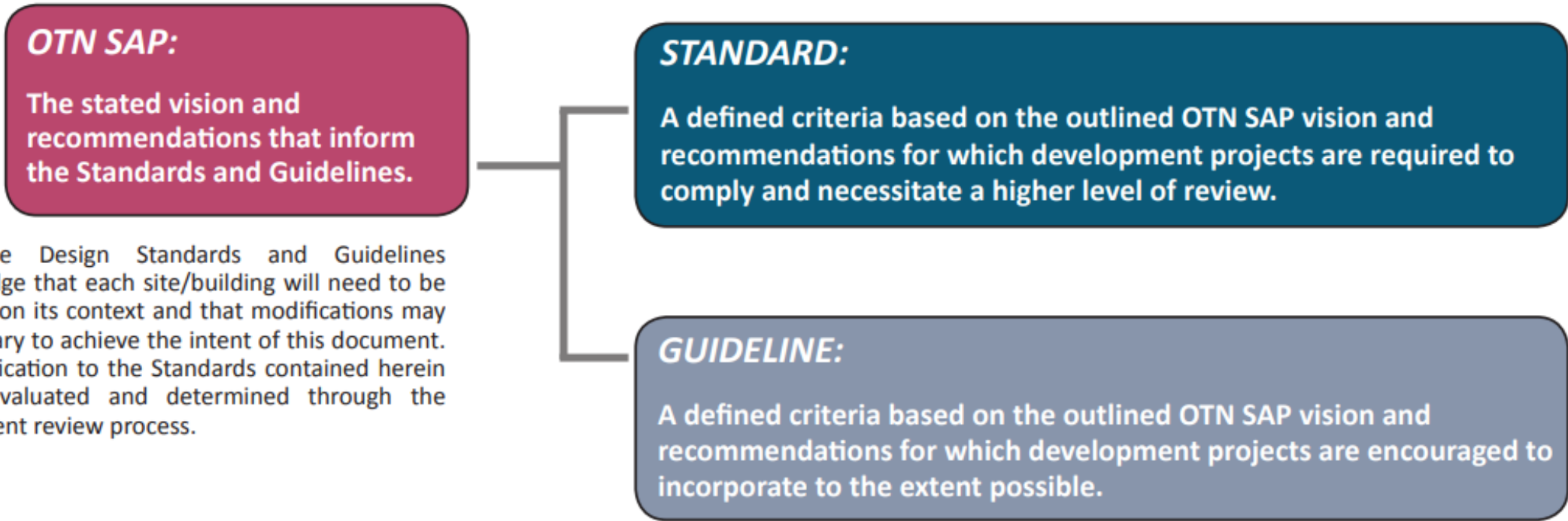
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## **PRGS Design Standards + Guidelines:**

- Informed by existing OTN Design Standards & Guidelines. Removed non-applicable standards/guidelines
- Similar structure to the existing OTN Design Standards & Guidelines
- Promotes high-quality architectural and urban design applicable within the CDD Concept Plan boundaries and encourages a cohesive and attractive environment.

The Design Standards and Guidelines supplement the Old Town North Small Area Plan (OTN SAP) and all applicable City codes, ordinances, and existing City plans and policies such as the Complete Streets Design Guidelines, Green Building Policy, Landscape Guidelines, etc.

The Design Standards and Guidelines described herein are applicable to new development as well as existing buildings that require a Development Site Plan (DSP) or Development Special Use Permit (DSUP). Redevelopment of existing buildings where the existing building mass is not being revised should comply with these Design Standards and Guidelines to the extent feasible.



Note: The Design Standards and Guidelines acknowledge that each site/building will need to be evaluated on its context and that modifications may be necessary to achieve the intent of this document. Any modification to the Standards contained herein will be evaluated and determined through the development review process.

If pursued, the Design Excellence Pre-Requisites & Criteria would be reviewed in lieu of the Design Standards and Guidelines and made applicable to new development within the PRGS site that require a DSP or DSUP. Upon verification by staff that the pre-requisites have been met, the Design Excellence Criteria are intended to facilitate the Urban Design Advisory Committee's (UDAC) review of properties which fall within its geographically designated review area as shown in Figure 1.01. UDAC is advisory to City staff to ensure compliance with the Design Excellence Criteria. For DSPs and DSUPs, UDAC will provide a written recommendation to the Director of the Planning Department. The Department of Planning and Zoning, the Planning Commission and the City Council will give consideration to the recommendations of UDAC on urban design aspects of public and private development applications.

# OTN-PRGS Design Standards & Guidelines Updates

## Site Design

- Building Orientation, Frontage, and Setbacks
- Building Heights – Transitions + Variety
- Gateway Elements
- Parking + Service Areas
- Utilities

## Building Design

- Massing and Form
- Building Types
- Building Entries
- Building Roofs
- Walls, Fences, Railings

## Public Realm

- Signage



# OTN-PRGS Design Excellence Pre-Requisites

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## Intent & Approach:

- Ensure the highest design standards are achieved in large-scale, multi building development proposals within the PRGS site
- To allow for greater flexibility in innovation and design concepts to implement the vision of the PRGS site's innovation and art/cultural uses
- Develop and adopt prerequisites and criteria prior to development submissions to ensure adherence to these design standards and criteria

# OTN-PRGS Design Excellence Pre-Requisites

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All DSP/DSUP applications must first meet the following pre-requisites to be eligible to apply the *Design Excellence Criteria*.

**P-1** Superior Urban Form

**P-2** Environmental Innovation Leader

**P-3** Quality and Durable Materials are Specified

**P-4** Off-Street Parking is Located Below-Grade

**P-5** Exceptional Site Response



# OTN-PRGS Design Excellence Pre-Requisites

## P-1 Superior Urban Form

*Within an individual DSUP application, a building or group of two or more buildings, which, as a composition, create a unique and memorable urban place, through a combination of their spatial relationships, public spaces, exterior design, materiality, and massing. Blocks are planned with a mix of uses and developed and designed with site-wide consideration of individual buildings and spaces. Buildings or spaces in a prominent location or with a prominent use are designed to reflect their contextual importance, including key locations such as the North Fairfax and Slater's Lane gateways, and the central plaza.*





# OTN-PRGS Design Excellence Pre-Requisites

## P-2 Environmental Innovation Leader

*Environmental Sustainability is integrated into the design of infrastructure, open spaces, and buildings. The Applicant will demonstrate an integrated approach to building design, open space and infrastructure to meet or exceed the sustainability goals as outlined in the Coordinated Sustainability Strategy. A building or group of buildings and site design must demonstrate a high level of commitment to environmental stewardship and responsibility using innovative technology and a holistic environmental response. This may include visible environmental measures for educational and demonstrative purposes. The project will demonstrate, implement or meet the goals and targets established by the site's Coordinated Sustainability Strategy, OTN SAP, and Carbon Neutrality Analysis (CNA).*



# OTN-PRGS Design Excellence Pre-Requisites

## P-3 Quality + Durable Materials are Specified

*Exterior building materials will be limited to natural or engineered stone, metal, porcelain tile, terra cotta, brick, wood, concrete, photo-voltaic panels, glass or materials of equal quality, performance, and longevity.*



# OTN-PRGS Design Excellence Pre-Requisites

## P-4 Off-Street Parking is Located Below Grade

*Off- street parking will be provided entirely below grade. Adequate soil depth above the below- grade parking must be provided to support canopy trees, surface paving materials, and innovative water management strategies at key locations. These features will be integrated into the site design and will be provided at-grade. Creative integration of parking and service functions enhances the public realm (e.g., combined parking and loading across the site with no on- street maneuvering, etc.).*



# OTN-PRGS Design Excellence Pre-Requisites

## P-5 Exceptional Site Response

*A building or group of buildings that captures or enhances its setting in creative ways. This could include the integration of waterfront and city views with circulation, the relationship and engagement with public open space, and the creation of unique amenities within or on top of a structure, or subsurface structure with usable roof (such as the Pump House or other infrastructure).*



# OTN-PRGS Design Excellence Criteria

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An individual DSUP application must first meet all of the *Design Excellence Prerequisites* to be eligible to apply the *Design Excellence Criteria*. The DSUP application must incorporate the following *Design Excellence Criteria*:

## **C-1** Architectural Excellence

### **C-1A** Landmark/Iconic Structure

### **C-1B** Contextual Character

## **C-2** Variety of High-Quality Open Spaces

## **C-4** An Active Public Realm

## **C-5** Inclusive Design of Buildings and Open Spaces



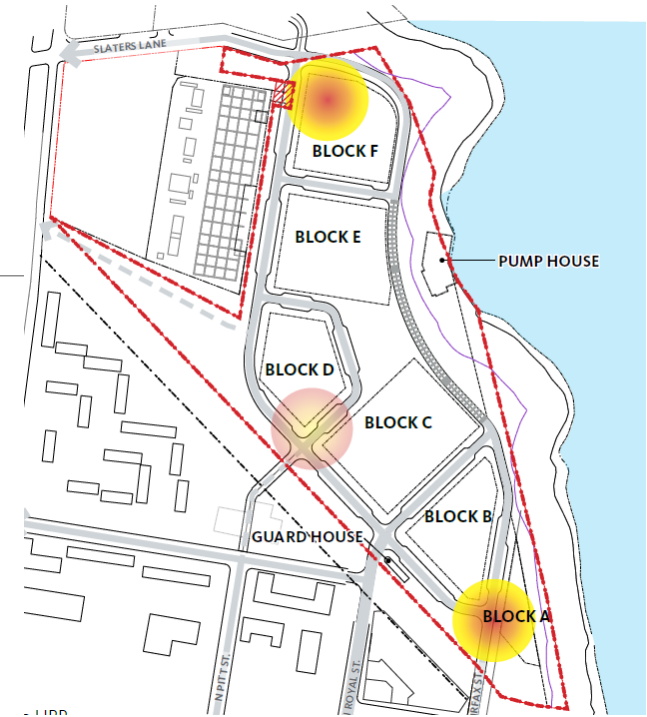
# OTN-PRGS Design Criteria

## C-1 Architectural Excellence

*Architectural excellence should be achieved using one of the two following paths: Landmark/Iconic Structure; or Contextual Character.*

### **C1A: Landmark/Iconic Structure (where identified)**

*A single building that, through its architectural expression, unique massing, strong roof form or other element, solar response, or exterior cladding of exceptional quality, becomes a place defining element for the site.*



# OTN-PRGS Design Criteria

## C-1B Contextual Character

*A building or group of buildings whose design responds to its contextual location to create a meaningful place through its spatial relationships within the site and response to aerial views, waterfront views, and views from and to Old Town North.*



# OTN-PRGS Design Criteria

## C-2 A Variety of Open Spaces/ High-Quality Open Spaces

*A variety of open spaces on, within, or adjacent to the site which contribute to the regional open space network, are provided. The site includes public and/or private open spaces that support a variety of active, social, and passive uses in a mix of urban plazas, lawns, shared streets, rooftop open spaces, and recreational areas.*





# OTN-PRGS Design Criteria

## C-3 An Active Public Realm (Streets, Sidewalks, Steetscapes)

*The public realm dynamically engages the pedestrian experience and ground floors of buildings include active uses, interior- exterior visibility, and high- quality architecture. A dynamic public realm will create street- level vibrancy through the design of differentiated and unique storefronts with a higher level of design detailing and quality of materials, innovative lighting, high- quality sign design, frequent building entries, and the potential integration of art into building façades.*

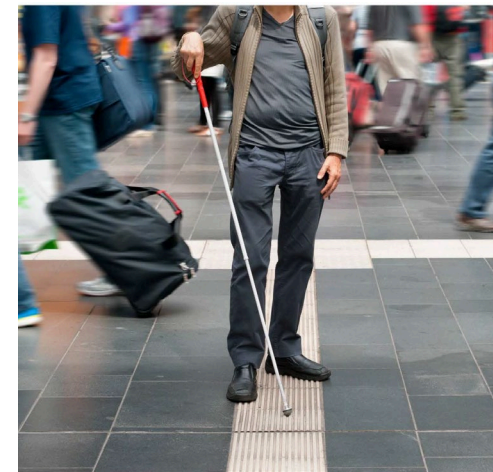
*Streetscape design incorporates the City's Complete Streets Design Guidelines, with amenities and infrastructure for pedestrians, bicyclists, and transit. Site design incorporates high quality paving materials, site furnishings, and lighting. Service areas will be designed to be compatible with the public realm and pedestrian experience while remaining as unobtrusive as possible.*



# OTN-PRGS Design Criteria

## C-4 Inclusive Design of Building & Open Space

*Building and open space design responds to the needs of diverse users and meets or exceeds the requirements of the Americans with Disabilities Act. Across the site, buildings and open spaces invite users of different ages, interests, and abilities to engage with the spaces.*



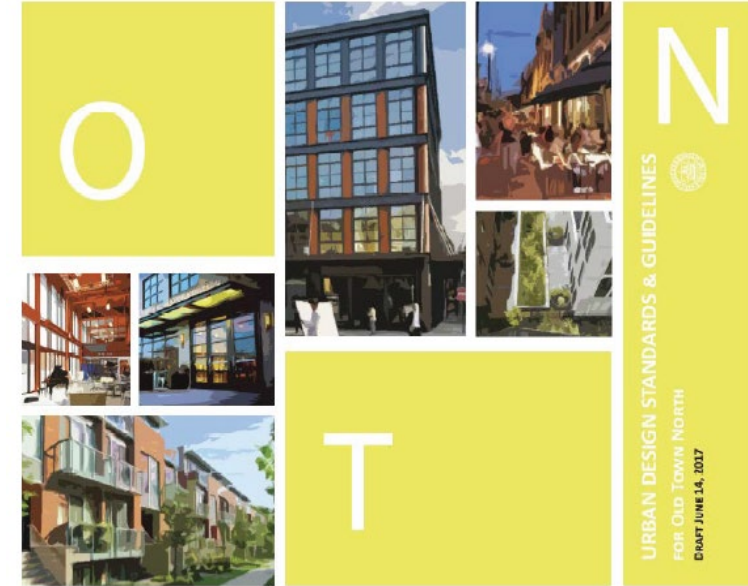
# UDAC Review

## REVIEW RESPONSIBILITY

The Urban Design Advisory Committee (UDAC) has been established as an advisory group to City staff. It has urban design advisory review responsibility for the portion of Old Town North not within the OHAD boundaries. While the OTN Design Standards and Guidelines for buildings are not applicable to the OHAD, the Design Standards and Guidelines for the streetscape and public realm will apply to the entire plan area.

### A. Urban Design Advisory Committee

The PRGS Design Standards and Guidelines and Design Excellence Prerequisites & Criteria are intended to facilitate the Urban Design Advisory Committee's (UDAC) review of properties which fall within its geographically designated review area as shown in Figure 1.01. UDAC is advisory to City staff to ensure compliance with the Design Standards and Guidelines. For DSPs and DSUPs, UDAC will provide a written recommendation to the Director of the Planning Department. The Department of Planning and Zoning, the Planning Commission and the City Council will give consideration to the recommendations of UDAC on urban design aspects of public and private development applications.



# UDAC Review

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- If applicant elects to and project have met the OTN-PRGS Design Excellence Prerequisites, UDAC will review submissions per the OTN-PRGS Design Excellence Criteria.
- If applicant elects to or projects fail to meet OTN-PRGS Design Excellence Prerequisites, UDAC will review submissions per the OTN-PRGS Design Standards & Guidelines.

# Next Steps

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- Finalize PRGS Design Standards & Guidelines and PRGS Excellence Prerequisites + Criteria addendums
- CDD Concept Plan & Rezoning approvals (June/July Public Hearings)
- Infrastructure DSP review
  - UDAC review of streetscapes
- Development Special Use Permits (DSUPs)
  - UDAC review of development blocks/buildings

