

OTN – PRGS Design Guidelines

Urban Design Advisory Committee Meeting
November 16, 2022



Department of Planning & Zoning

OTN-PRGS Design Guidelines

Approved July 2022

OTN-PRGS Design Standards & Guidelines

- Builds upon existing Design Standards & Guidelines
- Provides site applicable standards and guidelines for PRGS.

OTN-PRGS Design Excellence Prerequisites & Criteria

- Provides site specific design pre-requisites and criteria to evaluate proposals.



OTN-PRGS DESIGN EXCELLENCE PRE-REQUISITES & CRITERIA

Building/site design must comply with Design Excellence Pre-Requisites.

Staff prepares memos for UDAC review with development submission.

UDAC reviews project for conformance with Design Excellence Criteria. Applicant responds to UDAC comments through subsequent reviews.

UDAC provides recommendations/endorsement to Planning Commission/City Council.

Applicant selects standard for project development at time of PRE-CONCEPT

Applicant coordinates w/ staff at Concept stage to ensure compliance with Design Excellence. **Staff confirms conformance with Pre-Requisites.**

OTN-PRGS DESIGN STANDARD & GUIDELINES

Building design developed to comply with applicable standards & guidelines. Applicant demonstrates compliance via submissions, identifies modifications with justifications as needed.

Staff Reviews for compliance with design standards. Prepares staff memo for UDAC review with

UDAC reviews project through standard development review process. Applicant responds to UDAC comments through subsequent reviews.

UDAC provides recommendations/endorsement to Planning Commission/City Council

OTN-PRGS Design Standards + Guidelines



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

OTN-PRGS Design Standards + Guidelines

OTN SAP:

The stated vision and recommendations that inform the Standards and Guidelines.

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.

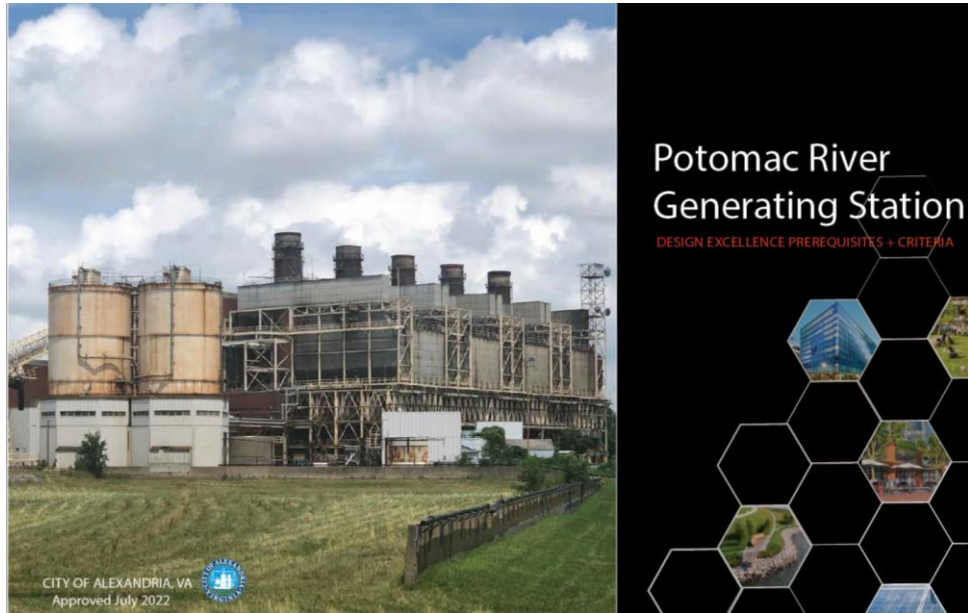
STANDARD:

A defined criteria based on the outlined OTN SAP vision and recommendations for which development projects are required to comply and necessitate a higher level of review.

GUIDELINE:

A defined criteria based on the outlined OTN SAP vision and recommendations for which development projects are encouraged to incorporate to the extent possible.

OTN-PRGS Design Excellence Pre-Requisites



Intent & Approach:

- Ensure highest design standards achieved in large-scale, multi-building development proposals within PRGS site
- Allows for greater flexibility in innovation and design concepts to implement vision of PRGS site's innovation and art/cultural uses
- Inclusion of staff-reviewed Design Prerequisites and UDAC-reviewed Design Criteria

OTN-PRGS Design Excellence Pre-Requisites

Staff verifies if the applicant has met the approved *Design Excellence Pre-Requisites*. 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 Criteria

An individual DSUP application must first meet all 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



UDAC Review Process

- If project meets OTN-PRGS Design Excellence Prerequisites, UDAC will review submissions per the OTN-PRGS Design Excellence Criteria
- If projects fail to meet OTN-PRGS Design Excellence Prerequisites or applicant pursues PRGS - Design Guidelines, UDAC will review submissions per the OTN-PRGS Design Standards & Guidelines
- UDAC development review begins during Concept 2 submission
- Design Matrices will be provided with each project as part of UDAC meeting packet



Next Steps

- Infrastructure DSP review
 - UDAC review of streetscapes/public realm concept
- Development Special Use Permits (DSUPs)
 - UDAC review of development blocks/buildings

APPENDIX

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).



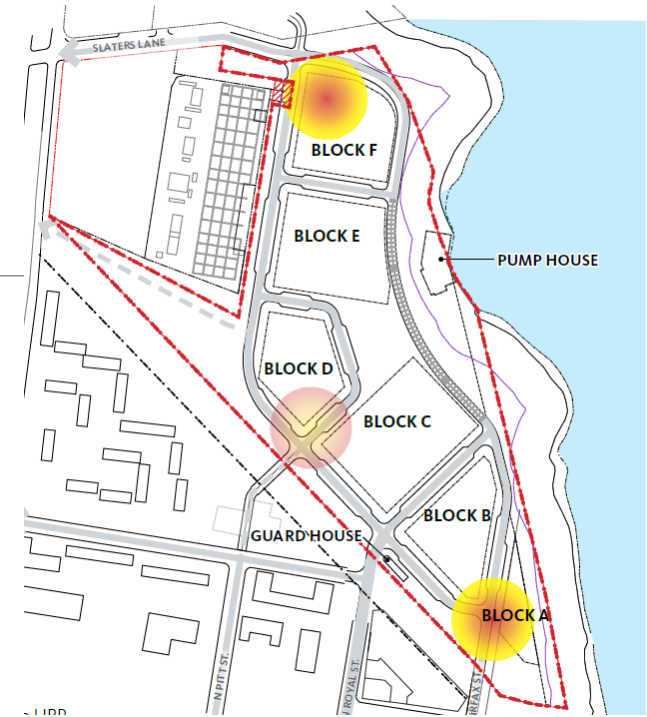
OTN-PRGS Design Criteria

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.

