

NYE BEACH DESIGN GUIDELINES AND STANDARDS



1 GENERAL ASSESSMENT

*What is your general assessment of the **strengths and shortcomings** of the City's design guidelines and design standards considering:*

- *the **historic character** of the area, and;*
- ***concerns raised** by area residents and business owners at the City Council's 16-Dec-13 meeting?*

*How would you recommend the City go about **addressing the shortcomings**?*



1 GENERAL ASSESSMENT

Strengths:

- *Flexibility of a 'prescriptive approach' via design standards or a 'performance path' via design guidelines.*
- *Inclusion of Illustrations & Glossary*
- *Range of Considerations Addressed:*
 - *Breaking up long facades with bays, balconies, etc.*
 - *Materials*
 - *Porches, verandas, etc.*
 - *Canopies, sunshades*
 - *Lighting*



1 GENERAL ASSESSMENT

Shortcomings:

- *Not all actions have similar benefit or cost associated.*
- *In some cases, terms are overly vague, and may not be clear enough to give intended guidance. (See Question #5.)*
- *Some Illustrations are not as clear in intent as others.*

and...

- *Are the guidelines addressing the core community concern: building size?*



1 GENERAL ASSESSMENT

Addressing Shortcomings:

- *Consider System Of Ranking Requirements, So That The Level Of Effort Is Similar Across Projects: Point System?*
- *Upgrade Selected Illustrations*
- *Consider a blend of Standards and Guidelines – e.g., some standards would apply, even when the guidelines approach is used*



2 LESSONS FROM OTHER CITIES?

What tools or techniques for influencing architectural and landscape design are you seeing other cities employ that might be good fits for Nye Beach?

- *Renewed emphasis on clear and objective language throughout*
- *Stepping down massing to transition between neighborhood center and active streets to low-density residential*
- *Form-Based Codes: Defining the public spaces as a primary goal*
- *Points Systems*



2 LESSONS FROM OTHER CITIES?

Full re-write of codes, to eliminate discretionary language

Example (Lake Oswego):

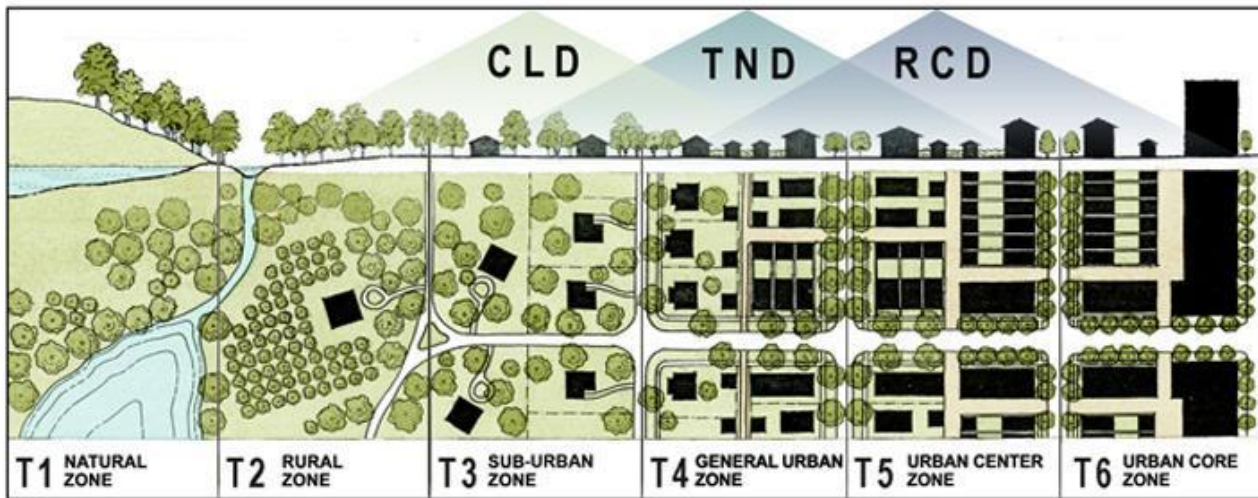
- *Original language: requires that bus shelters, drinking fountains, benches, mail boxes, etc. be designed to be “complementary in appearance to buildings.”*
- *Proposal to revise into a clear and objective standard by requiring that these elements “utilize the same materials and/or colors as used within the building, or utilize materials and/or colors [or accent materials and/or colors] from the building, or as set forth by the City engineer or adopted street improvement plans.”*



2 LESSONS FROM OTHER CITIES?

Form-Based Codes:

- *Focus directly on the **form** of the built environment;*
- *Allow appropriate **mixing** of land uses (separating noxious uses);*
- *Describe and illustrate the form of the **buildings**...*
- *...and the **public spaces** that define the city.*



*“Transect” of a community,
Image: citykin.com*



2 LESSONS FROM OTHER CITIES?

Form-based codes, with their generous illustrations and simple diagrams, clearly convey a community's intentions for an area. FBCs are designed for quick and convenient understanding.

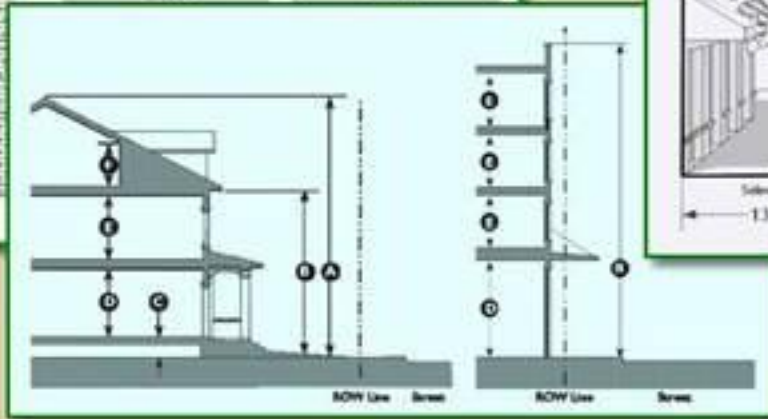
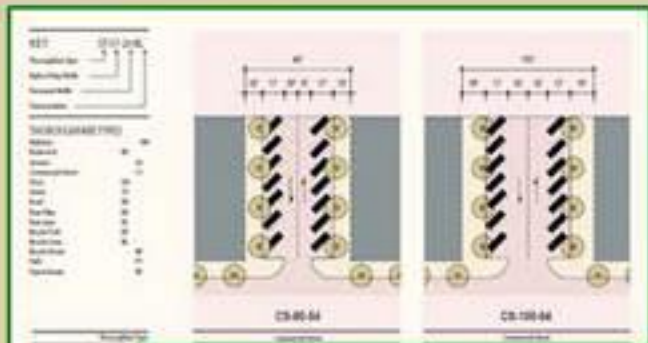


Image: formbasedcodes.org – “What Are Form Based Codes?”



2 LESSONS FROM OTHER CITIES?

By looking at the *Regulating Plan*, a property owner can quickly see the design regulations governing his or her property. She knows what can be done on the site without having to study the entire code.



Building Form Standard



Public Space Standard

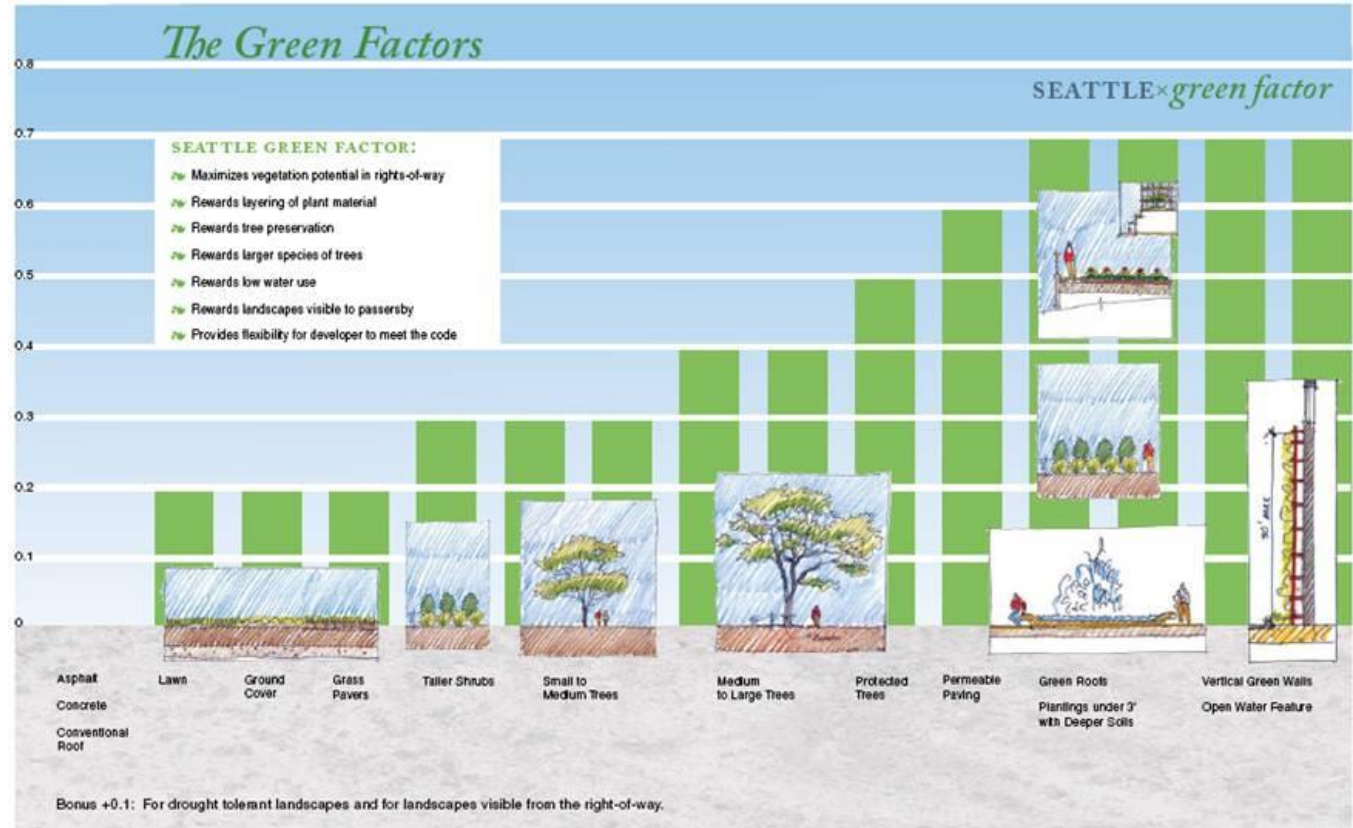
Regulating plan

Image: formbasedcodes.org – “What Are Form Based Codes?”



2 LESSONS FROM OTHER CITIES?

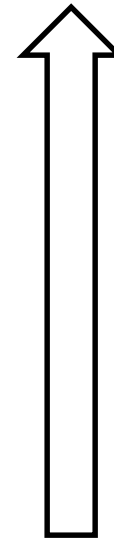
*Seattle's Green Factors System: different landscape approaches receive different points, based on **cost** and expected **benefit** considerations.*



2 LESSONS FROM OTHER CITIES?

Point System linked to level of effort:

Strategy	Cost Range	Points
High Level Of Articulation Of Building	...	tbd
Habitable Bay Windows And Balconies	...	tbd
Minor Bay Windows And Balconies	...	tbd
Roof Articulations	...	tbd
Belly boards, trims, etc.	...	tbd



2 LESSONS FROM OTHER CITIES?

Incentives – what can the City (and community?) offer to help offset the potential cost of better design?

- *Tiered permitting fees, based on measures taken?*
- *Expedited review?*
- *Density Bonus (assuming compatibility with all guidelines)?*
- *Allow/encourage “de-coupled” parking – taking full advantage of district parking approach*



3 MASS AND HEIGHT

Many of the concerns that have been raised relate to the mass and height of new development, particularly commercial buildings.

How might we be able to tighten up our architectural design guidelines and standards to ensure large projects are consistent with the character of Nye Beach?

- *Re-evaluate Some Criteria Language*
- *Consider Explicit Solar Access Provisions*
- *View Corridors (See Question 4)*



3 MASS, SCALE AND SIZE



Elements that break down sense of mass, despite large size:

- *Multiple step-backs*
- *Significant recesses*
- *Balconies – with furnishings*
- *Planter boxes, balustrades, etc.*

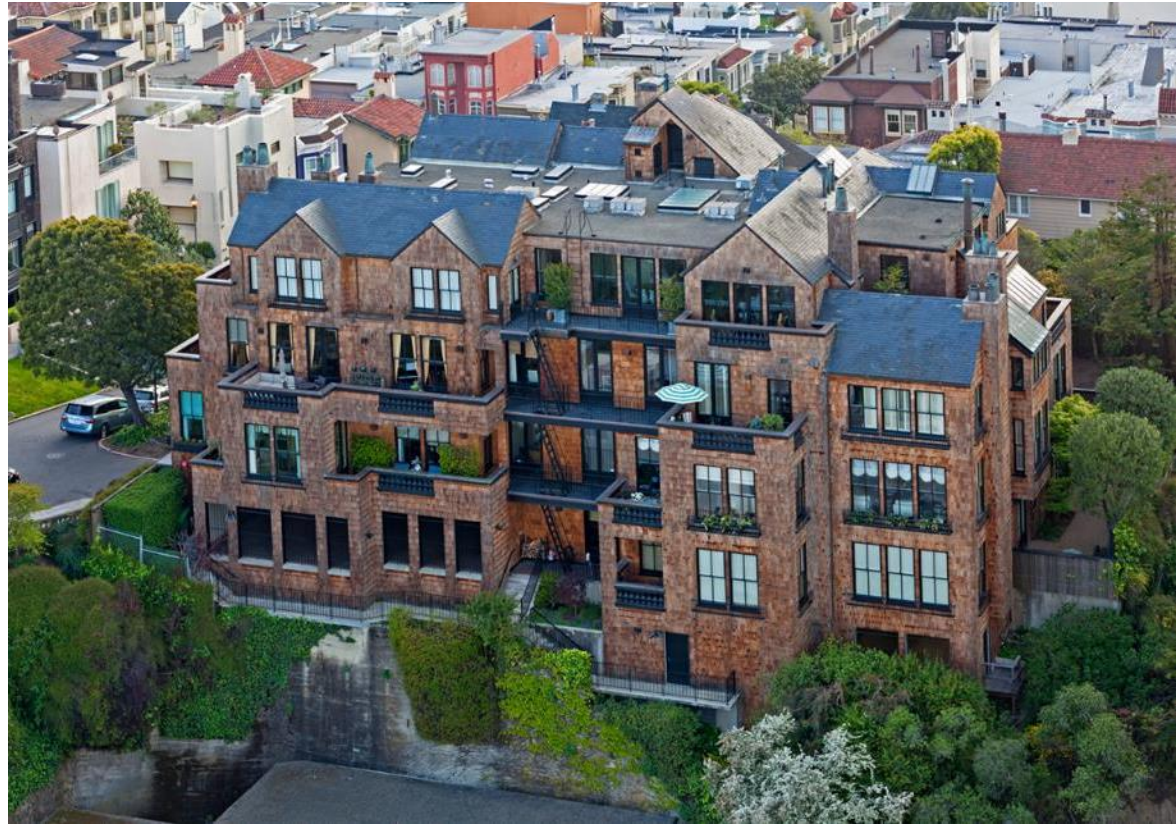
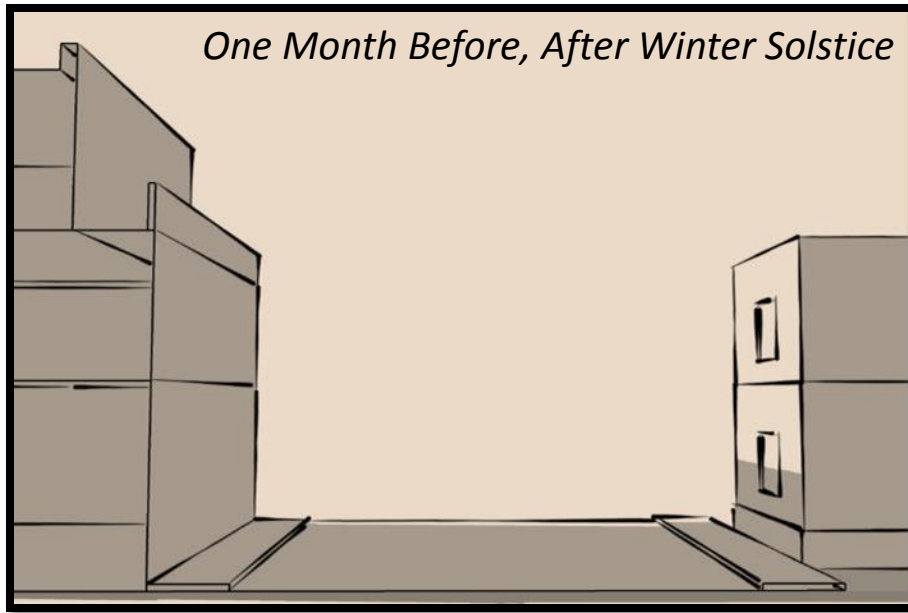
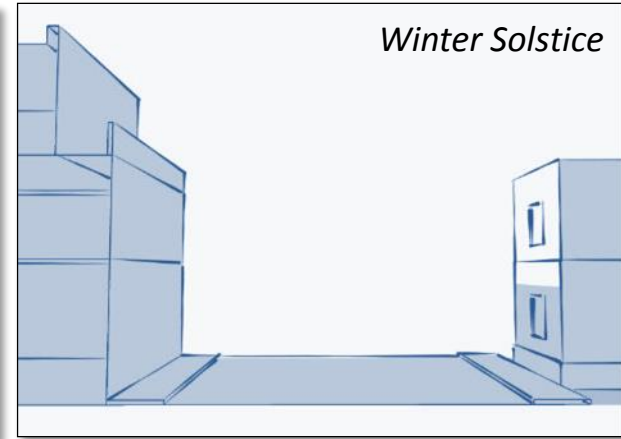
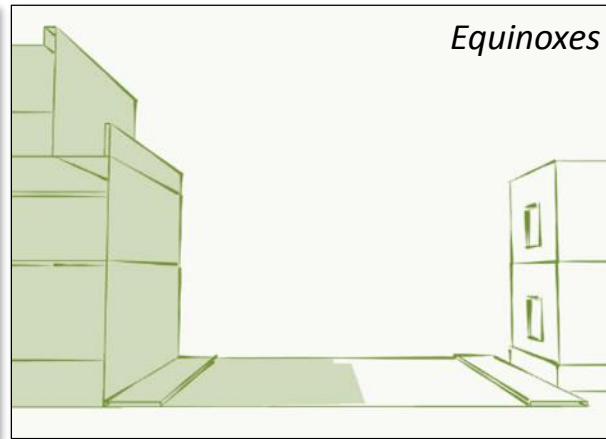
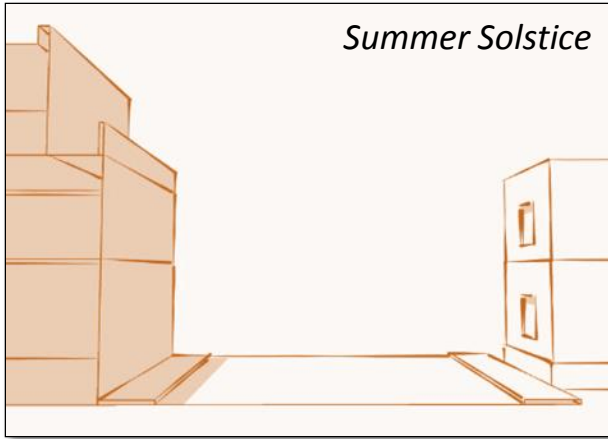


Image: 1020vallejo2.com



3 MASS AND HEIGHT: SOLAR ACCESS



*Establish clear expectations and guidelines re: **when** solar access is to be provided. State sun angles, times of day and year.*

*And **where**: Is the goal solar access to the rooftop (e.g. solar panels), ground floor, % of façade in shade, etc?*



4 CUMULATIVE IMPACTS

The guidelines and standards do not speak to cumulative impacts (e.g. multiple large commercial buildings in a row). This includes concerns of creating a long wall of buildings without visual relief and a loss of solar access.

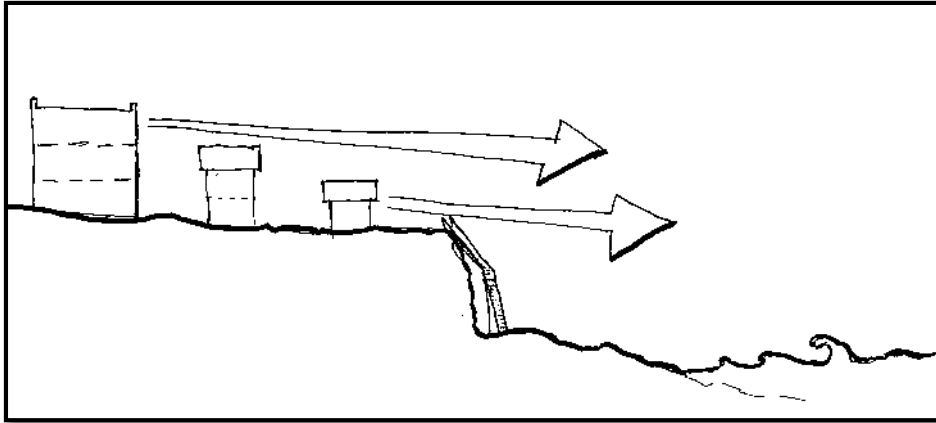
What types or architectural or landscape standards might the City use to address these concerns?

- *Establishment of Defined View Corridors*
- *Step-back of Upper Floors*
- *Zoning controls on FAR, diversified heights*



4 MANAGE HEIGHTS

- *Create a 'tiered' development profile, to maximize views for as many as possible*



The "Down-in-Front" Strategy: taller buildings behind



Caveat: Historic Nye Beach has an opposite pattern: taller buildings on the cliff



4 VIEW CORRIDORS

- *Define Areas – Streets, Plazas, etc. – from where key views may not be blocked.*
- *Establish Height Limits that Maintain the Identified View(s)*
- *Alternatively, Require Visual Impact Study*



Portland has used Zoning Code (Scenic Resource Overlays) and development agreements to manage views.



4 CUMULATIVE IMPACTS

Consider requiring that full block projects be broken up more than smaller projects:

- *Alleys or mid-block passages*
- *For project >100' along a frontage, require courts or patios for a deeper setback to break up the frontage more.*
- *Review: are the building sizes allowed right for the community's goals for the neighborhood?*



4 MORE THOUGHTS ON SCALE, MASS

Or, Lessons from that "Other Newport" (Rhode Island)



"Travers Block"

Image: crowsnestnewport.com



Newport "Casino"

Image: wikimedia.com



5 DISCRETIONARY LANGUAGE

The design guidelines refer to such concepts as maintaining a “cohesive architectural resource” (Guideline #1), “acknowledging the scale of the streetscape” and “appropriate human scale measurements” (Guideline #2).

How might we clarify this type of discretionary language in the guidelines so that the Planning Commission, applicants, and public have a better understanding of the design features that we are looking for?



5 DISCRETIONARY LANGUAGE

Structure the presentation of guidelines to articulate general intent separately from specific expectations

TITLE: Acknowledge the Scale of the Nye Beach Streetscape

INTENT: Use architectural elements to break up building elements to familiar human scaled elements

GUIDELINES:

- *Vertical divisions*
- *Balconies & canopies*
- *Window sizes*
- *Awnings*
- *Planters*



5 DISCRETIONARY LANGUAGE

- *Quantify requirements wherever possible, including dimensions on illustrations*
- *Consider inclusion of **proportional guidelines**, if the goal is a particular style or relatively uniform look*
- *Ensure language is clear and objective to the highest degree possible (as noted in Question 1):*
 - *Rather than: “Mechanical equipment shall be screened and integrated into the building design”...*
 - *“All rooftop mechanical equipment shall be set back or screened such that it is not visible from the sidewalk on the opposite side of the street. Ground level mechanical equipment shall be screened with a solid wood or masonry fence or wall, and not located between the building and any street.”*



6 BUILDING THE KNOWLEDGE BASE

What steps or actions should the city consider taking to ensure that its decision makers are equipped to appropriately apply architectural standards?

- Train staff and Planning Commission, Council members. Use study sessions not tied to particular decisions, but to general care-taking role.*
- Arrange tours – of your town and others – to talk about what you like and don't like, what works and what doesn't.*



Pacific City, OR



Manzanita, OR



6 BUILDING THE KNOWLEDGE BASE

Talk to each other – seek community dialogue – not just in hearing and potential confrontational moments:

- *Have periodic lectures, films, work parties and celebrations of what makes your neighborhood successful.*
- *Directly address difficult questions like: are we seeking historic styles and imitations, or compatibility, but with new creativity?*



The Sea Ranch, CA



6 BUILDING THE KNOWLEDGE BASE

Understand that design – of a building, or of a community – is a creative process:

- *Make it a **dialogue***
- *Allow true **creativity**, whimsy, and experimentation*
- *Be clear about **cost** implications of the quality that you are aspiring to achieve...*
- *...and the **benefits** –to all owners and the public - of creating that quality!*

