

Appeal of Downtown Architectural Standards 139 W. Wilson St

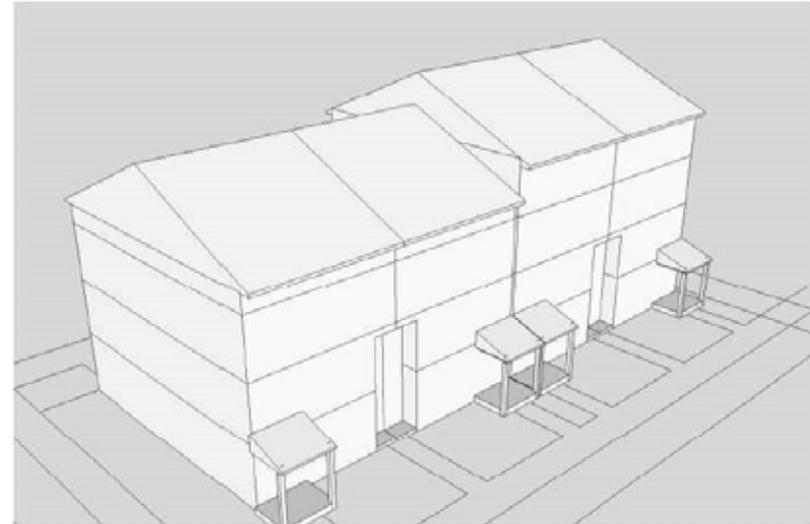
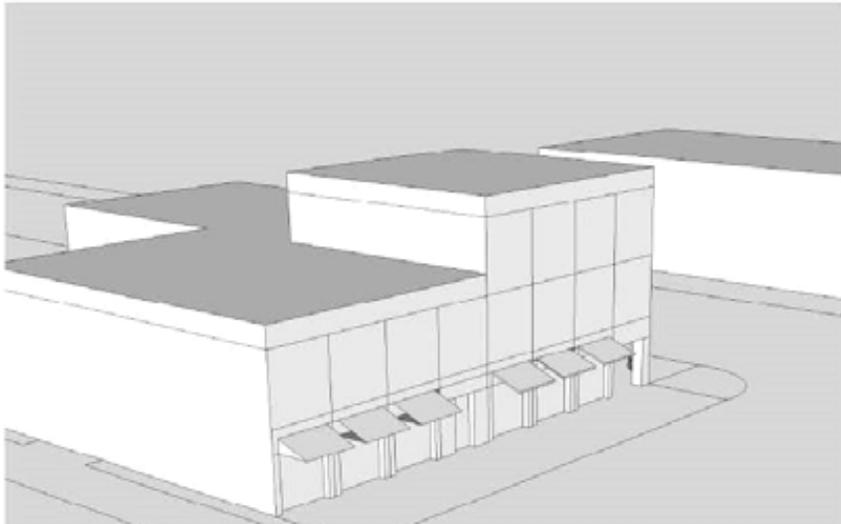
MARCH 16, 2023

ZONING BOARD OF APPEALS

Design Requirements in Zoning Code

Added to Zoning Code in 2013

Added some form-based zoning code elements, rather than strictly land use and dimensional requirements (setbacks, lot area, etc.)



Downtown Design Requirements

Downtown design standards recognize importance of downtown as center of city

Intended to be less discretionary than the Urban Design Commission guidelines

Not about personal preference but about meeting the minimum set by policy makers

Provide predictability while allowing some options in how to achieve desirable design downtown

Two Design Standards Not Met

1. Vertical Façade Articulation
2. Requirements when Using Concrete Panels as Building Material

Vertical Façade Articulation

(c) Facade Articulation .

1. The facades of new buildings more than forty (40) feet in width shall be divided into smaller vertical intervals through techniques including but not limited to the following:

- a. Facade modulation, step backs, or extending forward of a portion of the facade.
- b. Vertical divisions using different textures, materials, or colors of materials.
- c. Division into multiple storefronts, with separate display windows and entrances.
- d. Variation in roof lines to reinforce the modulation or vertical intervals.
- e. Arcades, awnings, window bays, arched windows, and balconies to reinforce the vertical intervals.

28.071 (3)(c)

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Vertical Façade Articulation

Intended to break up monotony

Provides various options in how to achieve this, which encompass the variety of uses and building types in downtown

Articulation

Articulation means an architectural design element ornamenting the building by providing a clear visual separation between stories of the building, thereby structuring the building wall in several parts. (Town of Port Hawkesbury, Nova Scotia Land Use By-law)

Articulation means a design emphasis placed on a particular architectural feature through the use of one or more of the following: special details or materials; changes in building plane (recessed or extended from building surface); contrasting materials; or decorative artwork. (Tumwater, Washington Zoning Code)

Articulation means to divide a buildings façade into distinct and significant parts. (Pickerington, OH Design Standards)

Modulation

Modulation is one type of articulation

Push-pull of the façade

Modulation means a stepping back or projecting forward of sections of the facade of a structure within specified intervals of structure width and depth, as a means of breaking up the apparent bulk of the continuous exterior walls. (Langley, WA zoning code)



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While there is one piece of the proposed building façade in the lower left-hand corner that modulates (push into the façade), the remaining 11 stories are designed without any vertical articulation of any kind



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28.071 (3)(c)

Requirements when Using Concrete Panels as Building Material

“When Using Concrete Panels (Tilt-up or Precast) as a building material, the building “shall incorporate horizontal and vertical articulation and modulation, including but not limited to changes in color and texture, or as part of a palette of materials.” (28.071 (f) Table 28E-1)

Requirements when Using Concrete Panels as Building Material

Two Options:

1. Horizontal articulation and modulation and vertical articulation and modulation, including but not limited to, changes in color and texture; or
2. Concrete used as part of a palette of materials

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- 1. Horizontal articulation and modulation and vertical articulation and modulation, including but not limited to, changes in color and texture; or*
- 2. Concrete used as part of a palette of materials*

Code intention – to allow concrete, but when it is used:

1. it should **not** be a flat and monotonous façade; or
2. if it is flat, it should be used **with other materials**



1. Horizontal articulation and modulation and vertical articulation and modulation, including but not limited to, changes in color and texture

The only modulation is in the lower left-hand corner

The only articulation is of the lower five stories – modulated entry area and different window shapes



2. Concrete used as part of a palette of materials

The only other material is the glass in the lower left-hand corner

Not sufficient to be considered a palette of materials



Vertical articulation
Horizontal articulation
at base
Palette of materials



Vertical articulation and modulation

Horizontal articulation and modulation

Palette of materials

Two Design Standards Not Met

1. Vertical Façade Articulation

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