



Design Standards Scorecard: Proposals for Alterations and/or Additions to Existing Development

When is this form required?

For development proposals in the 'd' Design Overlay Zone that choose to meet the objective Design Standards in Table 420-2\* instead of going through the discretionary Design Review (land use review) process set out in Chapter 33.825, Design Review, this form must be completed by the applicant and submitted to BDS with the development permit application. This form is required as part of proposals for:

- Building additions;
• Buildings alterations;
• Major remodels (defined in Zoning Code Chapter 33.910 as increasing floor area by 50 percent or more or where the project cost exceeds the current assessed total site improvement value); and/or
• Alterations to existing site development.

Applicants must submit adequate information on the permit plans to demonstrate these objective standards are met. Adjustments to these standards are prohibited. For flexibility from the Design Standards, applicants must apply for Design Review (land use review).

How many points must be earned to comply with the Design Standards for eligible proposals in the 'd' Design Overlay Zone?

Alterations and/or additions to existing buildings and site development must meet all the Design Standards identified in Table 420-2 as required. Only the standards applicable to the alteration apply. Additional optional standards are reviewed using a point system. Major remodels must meet enough of the standards identified in Table 420-2 as optional to total 5 points, or one point for every 1,000 square feet of site area, whichever is less.

\*Applications for proposals in the 'd' Design Overlay Zone that are a Conservation Landmark or in a Conservation District must meet Zoning Code Chapter 33.218, Community Design Standards, or must apply for a Historic Resource Review prior to permit application.

Project Information

Development Site Address or Location
Cross Street
Sq. Ft. Area/Acreage
Proposed building height
Site Tax Account number(s) R
Describe project (attach additional pages if necessary)
Points Required
Points Earned

Applicant/Primary Contact Information

Typed Full Name
Company/Organization
Mailing Address
City
State
ZIP Code
Day Phone
FAX
Email

## Design Standards Scorecard: Proposals for Alterations and/or Additions to Existing Development

CONTEXT (C1 – C18)								
The standards for context provide an opportunity for development to respond to the surrounding natural and built environment and build on the opportunities provided by the site itself. The context standards are split into the following categories: Building Massing and Corners, Older Buildings/History, Landscaping, and Adjacent Natural Areas.								
Required (X)	THE DESIGN STANDARD				Maximum points available	N/A	MET	Points earned
<b>BUILDING MASSING AND CORNERS</b>								
	<b>C4</b>	<b>Preservation of Existing Facades</b>	<b>5</b>					
<b>APPLIES TO:</b> Alteration or addition to a building that: <ul style="list-style-type: none"> <li>• is at least 50 years old, and</li> <li>• has at least 1,000 square feet of net building area.</li> </ul>								
	<b>C5</b>	<b>Vertical Addition to Existing Building</b>	<b>2</b>					
<b>APPLIES TO:</b> Building addition above the existing wall of a building that is at least 50 years old.								
	<b>C6</b>	<b>Historical Plaque</b>	<b>1</b>					
<b>APPLIES TO:</b> Site that contains a building that is at least 50 years old.								
<b>LANDSCAPING</b>								
	<b>C10</b>	<b>Tree Preservation</b>	<b>6</b>					
<b>APPLIES TO:</b> Site with at least one tree 20 inches or greater in diameter.								
	<b>C11</b>	<b>Grouping of Trees</b>	<b>2</b>					
<b>APPLIES TO:</b> Site located within the Eastern Pattern Area shown on Map 130-2.								
	<b>C12</b>	<b>Native landscaping</b>	<b>2</b>					
<b>APPLIES TO:</b> Site that is 20,000 square feet or larger and located outside of environmental zones.								
	<b>C13</b>	<b>Trees in Setbacks along a Civic Corridor</b>	<b>1</b>					
<b>APPLIES TO:</b> Site with at least 100 feet of street frontage on a civic corridor identified on Map 130-1.								
<b>ADJACENT NATURAL AREAS</b>								
	<b>C14</b>	<b>Setback from Waterbodies</b>	<b>4</b>					
<b>APPLIES TO:</b> Site that: <ul style="list-style-type: none"> <li>• Has at least one wetland, water body, seep or spring, and</li> <li>• Is located outside of environmental zones.</li> </ul>								
	<b>C15</b>	<b>Public View of Natural Feature</b>	<b>2</b>					
<b>APPLIES TO:</b> Site that: <ul style="list-style-type: none"> <li>• Has at least one existing natural feature on site, such as a grove of native trees, rock outcropping, wetland, water body, seep or spring, and</li> <li>• is located outside of environmental zones.</li> </ul>								
<b>SUBTOTAL OF POINTS EARNED THIS PAGE:</b>								

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<b>Table 420-2 Design Standards</b>									
<b>PUBLIC REALM (PR1 – PR22)</b>									
<p>The standards for public realm provide an opportunity for development to contribute positively to the adjoining sidewalks, streets and trails. They encourage spaces on the ground floor that support a range of uses and create environments that offer people a welcoming and comfortable experience. The public realm standards are split into the following categories: Ground Floors, Entries/Entry Plazas, Weather Protection, Utilities, Vehicle Areas, and Art and Special Features.</p>									
Required (X)	THE DESIGN STANDARD					Maximum points available	N/A	MET	Points earned
<b>GROUND FLOORS</b>									
	<b>PR3</b>	<b>Ground Floor Active Floor Area</b>	<b>2</b>						
<b>APPLIES TO:</b> Site that is at least 10,000 square feet in total site area except for a site located within the Centers Main Street Overlay Zone or where a commercial use in excess of 1,500 square feet is prohibited.									
	<b>PR4</b>	<b>Affordable Ground Floor Commercial Space</b>	<b>2</b>						
<b>APPLIES TO:</b> Site where commercial uses are allowed or limited.									
<b>X</b>	<b>PR6</b>	<b>Louvers and Vents</b>	<b>0</b>						
<b>APPLIES TO:</b> New louver or vent.									
	<b>PR8</b>	<b>Ground Floor Bicycle Parking</b>	<b>1</b>						
<b>APPLIES TO:</b> Long-term bicycle parking racks located within the ground floor of a building.									
<b>ENTRIES / ENTRY PLAZAS</b>									
<b>X</b>	<b>PR9</b>	<b>Main Entrance Location</b>	<b>0</b>						
<b>APPLIES TO:</b> New building with at least one main entrance for a nonresidential tenant space, or an existing building where the main entrance to a nonresidential tenant space is being moved.									
	<b>PR12</b>	<b>Seating Adjacent to Main Entrance</b>	<b>1</b>						
<b>APPLIES TO:</b> Main entrance to a lobby or to a non-residential tenant space.									
<b>WEATHER PROTECTION</b>									
<b>X</b>	<b>PR14</b>	<b>Weather Protection at Entrances</b>	<b>0</b>						
<b>APPLIES TO:</b> New main entrances at a new or existing building.									
<b>SUBTOTAL OF POINTS EARNED THIS PAGE:</b>									

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Required (X)	THE DESIGN STANDARD	Maximum points available	N/A	MET	Points earned
<b>UTILITIES</b>					
X	<b>PR16</b> <b>Location of Utilities</b>	0			
	<b>APPLIES TO:</b> New electric meters, gas meters and radon mitigation equipment located at the ground level of a building.				
<b>VEHICLE AREAS</b>					
	<b>PR17</b> <b>Pervious Paving Materials</b>	2			
<b>APPLIES TO:</b> New parking area with at least 10 parking spaces.					
	<b>PR18</b> <b>No Parking Area</b>	1			
<b>APPLIES TO:</b> Site with a minimum area of 10,000 square feet.					
	<b>PR19</b> <b>Structured Parking and Vehicle Areas</b>	2			
<b>APPLIES TO:</b> New vehicle area.					
	<b>PR20</b> <b>Alternative Shading of Vehicle Areas</b>	1			
<b>APPLIES TO:</b> New vehicle area.					
<b>ART AND SPECIAL FEATURES</b>					
	<b>PR21</b> <b>City Approved Public Art Installation</b>	2			
<b>APPLIES TO:</b> Any site.					
	<b>PR22</b> <b>Water Feature</b>	1			
<b>APPLIES TO:</b> Any site.					

### QUALITY AND RESILIENCE (QR1 – QR23)

The standards for Quality and Resilience provide an opportunity for development of quality buildings that provide benefits to current users and can adapt to future changes. They also provide an opportunity for successful site designs that enhance the livability of those who live, work and shop at the site. The quality and resilience standards are split into the following categories: Site Planning and Pedestrian Circulation, On-site Common Areas, Windows and Balconies, Building Materials, and Roofs.

Required (X)	THE DESIGN STANDARD	Maximum points available	N/A	MET	Points earned
<b>WINDOWS AND BALCONIES</b>					
X	<b>QR8</b> <b>Street-Facing Window Detail</b>	0			
	<b>APPLIES TO:</b> New street-facing facade.				
<b>SUBTOTAL OF POINTS EARNED THIS PAGE:</b>					

## Design Standards Scorecard: Proposals for Alterations and/or Additions to Existing Development

Required (X)	THE DESIGN STANDARD		Maximum points available	N/A	MET	Points earned
<b>WINDOWS AND BALCONIES (Cont.)</b>						
	<b>QR9</b>	<b>Upper Floor Windows</b>	<b>2</b>			
	<b>APPLIES TO:</b> New building, and an expansion of existing building above the ground floor.					
	<b>QR11</b>	<b>Sunshades for Windows</b>	<b>2</b>			
	<b>APPLIES TO:</b> New windows above the ground floor on facades that face south or west.					
	<b>QR12</b>	<b>Bird-Safe Glazing for Windows</b>	<b>2</b>			
	<b>APPLIES TO:</b> Facades that contain more than 30 percent glazing.					
	<b>QR13</b>	<b>Operable Windows on Upper Level Units</b>	<b>1</b>			
	<b>APPLIES TO:</b> Dwelling units or commercial tenant spaces located above the ground floor.					
<b>BUILDING MATERIALS</b>						
<b>X</b>	<b>QR15</b>	<b>Exterior Finish Materials</b>	<b>0</b>			
	<b>APPLIES TO:</b> Alterations to buildings with a net building area of at least 5,000 square feet may choose to meet the standard above or use materials which are the same as, or visually match the appearance of, those on the existing building.					
	<b>QR18</b>	<b>Sustainable Wood</b>	<b>1</b>			
	<b>APPLIES TO:</b> Building using wood products where allowed as an exterior material in Table 420-3.					
<b>ROOFS</b>						
<b>X</b>	<b>QR20</b>	<b>Rooftop Equipment</b>	<b>0</b>			
	<b>APPLIES TO:</b> New rooftop equipment.					
	<b>QR21</b>	<b>Ecoroof</b>	<b>2</b>			
	<b>APPLIES TO:</b> New building or alteration.					
	<b>QR22</b>	<b>Solar Energy System</b>	<b>2</b>			
	<b>APPLIES TO:</b> New building or alteration.					
	<b>QR23</b>	<b>Reflective Roof Surface</b>	<b>1</b>			
	<b>APPLIES TO:</b> New building or alteration.					
<b>SUBTOTAL OF POINTS EARNED THIS PAGE:</b>						
<b>TOTAL POINTS EARNED:</b>						