

Chapter 10, Guidelines for New Construction

Section:	N/A	Title:	N/A	Source:	HPC Workshop
				Date:	3/22/18

Public Comment: Can a statement be added to the preamble describing the Commissions preference for contemporary, compatible design in order to raise the bar for future development?

Response: Any revisions or additions along these lines are probably most appropriately addressed in A, Introduction, where there is some language to this effect. Section A was revised/expanded.

Section:	C	Title:	Design Review	Source:	HPC Special Workshop
				Date:	2/15/18

Public Comment: (1)d, Height- Concern was noted that the definition for measurement of height being different from City Code could be considered a loop hole in light of language in Chapter 1 that indicates other codes may take precedence. Consider making this more restrictive.

Response: The heights provided in the LMC are “maximums” and not a mandated minimum. Staff does not find there to be a conflict or loophole as it pertains to the guidelines.

Section:	C	Title:	Design Review	Source:	HPC Special Workshop
				Date:	2/15/18

Public Comment: (1)d, Height- Increases in height should be based on those in the immediate area. Strengthen the reference to heights on the block.

Response: Section was amended to state “visually compatible with neighboring historic structures and with the predominant pattern of that block.”

Section:	C	Title:	Design Review	Source:	HPC Special Workshop Special NAC Meeting
				Date:	2/15/18, 2/28/18

Public Comment: (1)d, Height- Height of new buildings should be based on historic buildings on the block otherwise heights will increase incrementally.

Response: Section can be amended to state “visually compatible with neighboring historic structures and with the predominant pattern of that block.”

Section:	C	Title:	Design Review	Source:	Special NAC Meeting
				Date:	2/28/18

Public Comment: (1)d, Height- Concern noted that the reference point for measuring height is not clear.

Response: The guidelines state, “The height of a building is the vertical distance, measured in feet, from the elevation at the front street curb to the highest point of the main roof or wall, whichever is higher.” This was reevaluated and recommended to be retained as written.

Section:	C	Title:	Design Review	Source:	Special NAC Meeting
				Date:	2/28/18

Public Comment: (1)d, Height- Several noted that there are or historically were taller buildings in some cases.

Response: No additional changes are recommended regarding this item. New construction should consider the historic context as it is presently. If a taller building is compatible with the current setting, it would be supported by these design guidelines.

Section:	C	Title:	Design Review	Source:	Special NAC Meeting
				Date:	2/28/18

Public Comment: (1)d, Height- Recommendation to include a formula-based approach to height for new construction.

Response: A formula-based approach is not recommended over a context-based approach. The wide range of sites and variety of factors that may be the subject of an application for new construction would make it impossible to develop a formula that would be appropriate in every case. Context-based approach inherently takes into account the unique factors of a particular site.

Section:	C	Title:	Design Review	Source:	Email
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Public Comment: (1)d, Height- There are virtually no real restrictions on the height of buildings in the historic district. The standard in historic districts is for heights of new building to be determined in relation to historic structures.

Response: The Commission has the authority to approve or deny projects if height negatively impacts the historic district. Additionally, this section was amended to state “visually compatible with neighboring historic structures and with the predominant pattern of that block.” [underlined text to be added]

Section:	C	Title:	Design Review	Source:	HPC Workshop
				Date:	3/22/18

Public Comment: (1)d, Height- Need to consider how these requirements would impact locations along East Street where there is significant vacant property. How can greater height be allowed in these locations? If historic structures are incorporated as a reference, what is the standard in areas that lack historic buildings as opposed to the current state? Can the historic heights be references if current buildings are lower?

Response: No changes are recommended for this item. Almost the entire east side of East Street is not in the historic district and this is where the majority of the vacant parcels are located. Existing amendments address height generally and if there is no context, there is flexibility inherently in the proposed language.

Section:	C	Title:	Design Review	Source:	HPC Workshop
				Date:	3/8/18

Public Comment: (1)d, Height- Want to make sure the immediate area is a consideration with new infill.

Response: This was addressed in previous responses.

Section:	C	Title:	Design Review	Source:	HPC Workshop
				Date:	3/22/18

Public Comment: (1)i, Materials- Could a non-traditional application of a traditional material be a good way to show the present is different from the past?

Response: Yes. The guidelines provide for this and no additional changes are recommended.

Section:	C	Title:	Design Review	Source:	HPC Workshop
				Date:	3/22/18

Public Comment: (1)i, Materials- Preference for wood windows and doors does not address commercial buildings.

Response: References to appropriate materials for commercial and industrial buildings have been incorporated.

Section:	C	Title:	Design Review	Source:	HPC Workshop
				Date:	3/22/18

Public Comment: (2)c, Lighting- Requirement for 10' light pole does not seem consistent with practice/standards. Why allow artistic lighting on new construction at all?

Response: Editted to ensure that requirements for street lights are consistent with City standards. Language regarding light poles on private property was amended to address the pedestrian scale, not a specific height number. Editted to note that "artistic lighting" is not appropriate for new construction.

Section:	C	Title:	Design Review	Source:	HPC Workshop
				Date:	3/22/18

Public Comment: (2)d, Landscaping- On commercial properties, screening should be achieved with built landscape and not plantings.

Response: In general the type of screening should be based on the best outcome, not property type. In most cases this is built landscape and not plantings.