

Planning and Urban Development Department

Planning Division



Subject: WPDZ Design Review – 400 W Commercial Paint Shed
Written by: Caitlin Cameron, Urban Designer
Date of Review: Monday, September 24 2018

The project at 400 West Commercial Street – Canal Landing Paint Shed - was reviewed according to the adopted WPD Zone performance standards by Caitlin Cameron, Urban Designer, Matt Grooms, Planner, and Shukria Wiar, Planner.

Questions & Outstanding items:

- What materials are proposed for the siding and roof?
- What building systems are proposed and where will they be located?

Design Review Comments: *(questions and unmet standards in red)* **Sec. 14-320.3 Performance Standards**

(k) Lighting – Applicant did not provide a photometric plan to address the standard that site lighting will not have “an unreasonable adverse impact on adjacent residential zones.” Staff recommend cut sheets that give evidence that site lighting is cutoff.

(l) Signs – Signs will come under separate permit application according to Sign Ordinance in Division 22.

(o) Design and Visual Character:

1) *Long Views/Building Design:* Change in roof form provides some visual interest to meet the standard however, staff suggest the slope could be increased to create a more varied form. The building orientation puts the narrow side to the street minimizing the visual impact of the building to the water from street level and the long views. Building systems; the project narrative suggests there will be systems on the roof – these must be shown on the elevations, be integrated into the roof forms, and not exceed the 75’ height limit.

2) *Massing:* Massing and roof form are simple according to functional relationship of use and relationship to water and other buildings on-site.

3) *Façades – equal treatment:* More information is needed to evaluate this standard – materials and rooftop systems. This standard would be met if all facades and roof include a material with texture and systems are integrated into the design.

4) *Facades – variation and articulation:* Project provides some visual interest with sloped roof line (though this could be steeper to vary the form), material texture (depending on proposed materials), roof overhangs, windows. What materials proposed? Label materials on elevations. Canopies at man doors would add articulation, function, and legibility to these side entries.

5) *Scale and Articulation:* Not applicable – building is further than 50’ from street.