

Planning and Urban Development Department

Planning Division



Subject: B-1 Design Review – 23 Ocean Avenue

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Date of Review: Wednesday, September 28, 2016

23 Ocean Avenue was reviewed against *the B-1 Commercial Business Zones Standards* (Section (d) of the Design Manual) as well as the *Two-family, Special Needs Independent Living Units, Multiple-family, Lodging Houses, Bed and Breakfasts, and Emergency Shelters Standards* (Section (i) of the Design Manual).

Design Review Comments:

(d) B-1 Commercial Business Zones

Standard (1) a. Urban Street Wall – Met - Project is located on or near the property line and creates strong street walls on all street-facing facades.

Standard (1) b. Mixed Uses – Met - Project is both mixed-use and multi-storied.

Standard (1) c. Building Entrances – Met - Principal office and residential entrances are side-facing but accessible from both sidewalks as required by the standard. The applicant was asked to add stronger visual cues to indicate the entrances, especially from the corner approach and indicating ADA route – the applicant added canopies and revised the materials of the ground floor to reflect its commercial use. Staff asked applicant to explore whether office entrance could be moved to face street or corner; applicant found this to be infeasible.

Standard (1) d. Windows – Met - The upper story windows were modified to align as requested to distinguish the residential from the commercial use and reflect residential patterns found in the context. The project uses office windows at the street corner with a picture window at the ornamental stair – these provide some indication of activity. The most active windows are placed interior to the block as an approach to the office entrance.

Standard (1) e. Façade Character – The commercial office use is placed adjacent to public sidewalk. Staff requested the ground floor façade character at the corner be made more active with a stronger orientation to the street. The applicant chose to modify the materials and roof line to emphasize the corner but fenestration was not revised. The more active office-front and entrance begin down the street and wrap the building corner interior to the block.

Standard (1) f. Building Design – Met - The proposed building is in a transitional parcel between residential and commercial zones and the context, even the residential streets, varies in massing, scale, and roof line. Overall, the building design is contemporary but compatible with

the surrounding context in its character, scale, and roof pitch. The portion of the building adjacent to the residential neighborhood continues to have clapboard materials and a three-story scale, a flat roof, and regular fenestration patterns using rectangular, vertically proportioned windows. As the building reaches the corner, the roof line and materials were revised to angle and provide emphasis at the more commercial corner approach.

Standard (1) g. Building Materials – Met - Materials at the ground floor include brick and fiber cement panel (a recent revision to differentiate the commercial ground floor use from the residential above). The upper floors remain metal cladding but metal is a fine-grain scale similar to clapboard with a matte finish. The materials in Woodfords is eclectic, though metal cladding is not common. The residential buildings in the context are predominantly clapboard with the occasional shingle. The metal proposed will be similar to clapboard in appearance. The applicant preferred metal for its durability and maintenance.

Standard (1) h. Building Scale – Met - The building scale, only three stories, is compatible with the two and three-story residential buildings in nearby. The commercial buildings immediately adjacent are one story.

Standard (1) i. Landscaping and Buffers - See notes from Planner.