

# Planning and Urban Development Department

## Planning Division

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**Subject:** B-1 Design Review – 23 Ocean Avenue

**Written by:** Caitlin Cameron, Urban Designer

**Date of Review:** Friday, July 8, 2016

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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** (*red text denotes standards that are not met*):

**(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* – We're concerned about visibility of entries from street – can office entrance be located closer to or on one of the streets? If not, visual cues from the street are needed, especially from the corner approach and indicating ADA route.

*Standard (1) d. Windows* – Façade character of the office portion of the building places fenestration with wrong emphasis – why are the largest windows at the stair instead of the active spaces? Corner approach should be made more open or active with fenestration. The office fenestration pattern versus the residential is not distinct enough – the upper floor residential should have consistent alignment and have a different character than the office.

*Standard (1) e. Façade Character* – Street-facing facades are oriented to and/or adjacent to public sidewalk. The office use should have a more distinctive façade character whether through floor delineation, fenestration patterns/sizes, and/or materials.

*Standard (1) f. Building Design* – Overall, the building design is compatible with the surrounding context in its scale, roof pitch, and fenestration.

*Standard (1) g. Building Materials* – Metal siding is not found in either the residential or commercial context. Revise the material selection – fiber cement clapboard is recommended.

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

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

**Appendix 2: Development in the B-1, B-1b, B-2, B-2b**

*Standard 1: Building Location and Form* – Met – Building matches surrounding context in its relationship to the street which contributes positively to the streetscape. Building contributes to the street wall with its position, form, and height. See comments above regarding fenestration patterns. Some window proportions also not consistent with predominant residential character.

*Standard 2: Building Function* – Met – Proposed project is mixed-use.

*Standard 3: Orientation of Buildings and their Entrances to the Street* – Entries to commercial spaces can be made more prominent with the use of features such as signage, canopies, or lights. Alternatively, entrance could be moved to face a street.

*Standard 4: Windows* – See comment above.

*Standard 5: Building Character, Detail, Scale, and Graphic Qualities* – See comments in Standard (d) above.

*Standard 6: Signage and Building Entrances* – No signage information provided at this time.

*Standard 7: Development Relationship to Street* – Met – Building is located at street line.

*Standard 8: Parking Lots* – Met – Parking lot is screened with a wall at the public street edge. See note from Planner regarding landscaping.

**(i) Two-family, Special Needs Independent Living Units, Multiple-Family, Lodging Houses, Bed and Breakfasts, and Emergency Shelters**

*Standard 1* – The street-facing façades provide a high level of fenestration and visual interest with façade variation, changes in materials, and projecting balconies. The form, scale, and roof line are consistent with and complement the surrounding residential context. Adjust fenestration on corner approach to distinguish office from residential uses. Window proportions could be adjusted to reflect context.

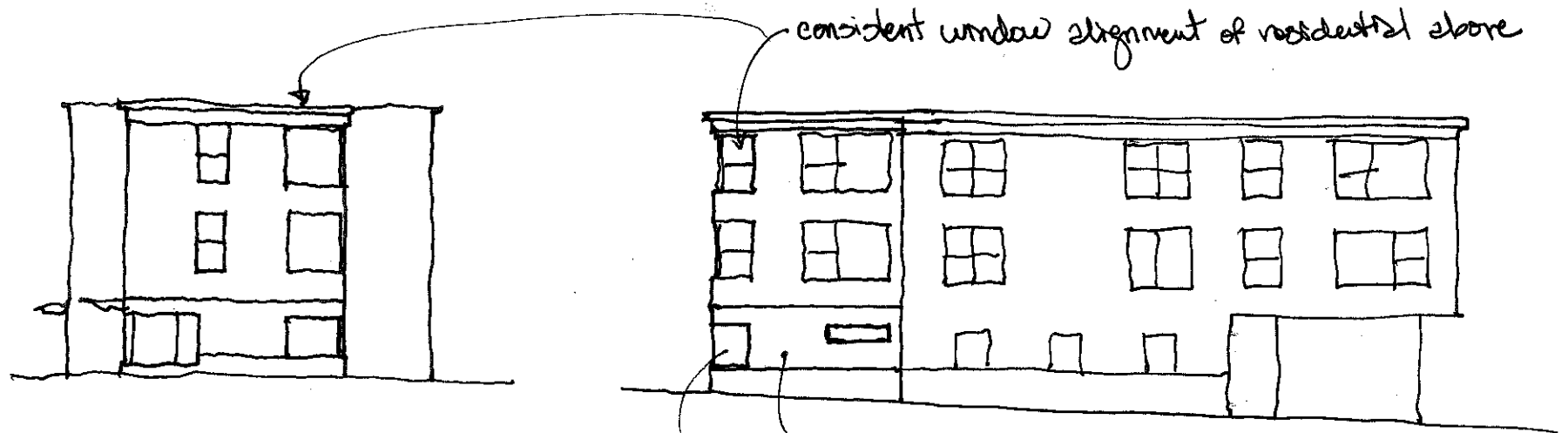
*Standard 2* – Met – The building is consistent with the surrounding context in its orientation to and relationship with the street. The project is successful at its gateway location and transitioning between commercial and residential neighborhoods.

*Standard 3* – Met – Open space provided at entry court and roof access.

*Standard 4* – Met – The project has a high level of fenestration and storage.

*Standard 5* – See note from Planner.

*Standard 6* – Not Applicable



consistent window alignment of residential above

Floor delimitation between commercial and residential uses  
More active  
corner of fenestrations emphasis on corner