AB 6698 Exhibit 1 – Design Review Process Comparison for Selected Existing and Proposed Design Standards.

Existing Design Standard	Proposed Design Standard	Design Review Process
MICC 19.11.130(B)(2)		
2. Signs and wayfinding. Signs indicating the location of parking available to the public shall be installed as approved by the design commission and city engineer. Such signs shall be installed at the entrance to the parking lot/garage along the street and within the parking lot/garage and shall comply with parking signage standards for the Town Center approved by the design commission and city engineer.	2. *Signs and wayfinding.* Signs indicating the location of parking available to the public are required ~~shall be installed as approved by the design commission and city engineer~~. Such signs shall be installed at the entrance to the parking lot/garage along the street and within the parking lot/garage ~~and shall comply with parking signage standards for the Town Center approved by the design commission and city engineer~~.	**Existing Standards**: The DC can approve signs and wayfinding in parking lots, but that approval is not tied to specific standards for sign placement or design. This grants the DC discretion to require sign design and placement as it sees fit. **Proposed Standards**: The proposed standards remove the DC discretion from the standard. Now, the applicant must show that the required signs are placed as required by the standard. Rather than allow the DC to require a specific design or placement, the standard is a yes or no question.
MICC 19.11.140(B)(3)(d)		
d. Awnings. Awnings that incorporate a business sign shall be fabricated of opaque material and shall use reverse channel lettering. The design commission may require that an awning sign be less than the maximum area for wall signs to assure that the awning is in scale with the structure. Back-lit or internally lit awnings are prohibited	d. *Awnings.* Awnings that incorporate a business sign shall be fabricated of opaque material and shall use reverse channel lettering. ~~The design commission may require that an awning sign be less than the maximum area for wall signs to assure that the awning is in scale with the structure.~~ Back-lit or internally lit awnings are prohibited.	**Existing Standards**: The DC is allowed to require a reduction of an awning provided it determines that a smaller awning would be in scale with the structure. The code does not establish criteria for determining whether an awning is in scale with a structure. This standard grants the DC discretion to determine how the requirement applies to a proposal. **Proposed Standards**: Under the proposed standards the DC would determine only whether an awning complies with the set standards. The DC has no discretion to require anything beyond what the code requires.
MICC 19.12.030(B)(2)(b)(i)		
B *Modulation Guidelines*. i. Horizontal building facade modulation should occur at no less than every 50 feet of wall length. Forms of both vertical and horizontal building modulation may include, but are not limited to: facade indentations and extrusions; actual building separation; connecting atriums, courtyards and plazas; variable roof forms and overhangs; and decks and balconies.	B *Modulation Guidelines*. ~~i. Horizontal b~~Building facade modulation ~~should~~must occur at no less than every 50 feet of wall length. ~~Forms of both vertical and horizontal building modulation may include, but are not limited to: facade indentations and extrusions; actual building separation; connecting atriums, courtyards and plazas; variable roof forms and overhangs; and decks and balconies.~~ Building façade modulation must occur every 25 feet of wall length along any facade visible from the public right of way. Building façade modulation must utilize at least three of the following elements: i. Window fenestration patterns and/or entries; ii. Use of vertical piers/columns; iii. Change in roofline; iv. Change in building material or siding style; v. Vertical elements such as a trellis with plants, green wall, art element; or vi. Vertical building modulation of at least 12 inches in depth if tied to a change in roofline modulation or a change in building material, siding style, or color.	**Existing Standards**: The DC is granted discretion to determine what building façade modulation is required without any measurable decision-making criteria. **Proposed Standards**: The DC discretion is removed from this standard and a measurable rate of how often modulation must occur and what types of modulation are required. The DC would review a proposed development for whether or not it met this measurable standard rather than determine the type, placement, and amount of modulation required.

Existing Design Standard	Proposed Design Standard	Design Review Process
MICC19.11.030(A)(2)		
2. Base building height. A base building height of up to two stories (not to exceed 27 feet) shall be allowed. One-story structures located adjacent to the public right-of-way in the TC-5, TC-4, TC-4 Plus and TC-3 subareas shall be a minimum of 15 feet and may be as tall as 27 feet with approval of the design commission to ensure the taller facade provides features that ensure a pedestrian scale.	2. Base building height. A base building height of up to two stories (not to exceed 27 feet) shall be allowed. One-story structures located adjacent to the public right-of-way in the TC-5, TC-4, TC-4 Plus and TC-3 subareas shall be a minimum of 15 feet and may be as tall as 27 feet ~~with approval of the design commission to ensure the taller facade provides features that ensure a pedestrian scale~~.	**Existing Standards**: The DC would have discretion to determine if a 27-foot-tall, one-story façade adjacent to a public right of way provides features that ensure a pedestrian scale. The design standards do not define what constitutes a pedestrian scale or provide criteria for the DC to make this determination. **Proposed Standards**: One story structures adjacent to a public right of way may be between 15 and 27 feet tall. The DC would only review a proposal for whether it is between a minimum 15 and a maximum 27 feet tall.
MICC 19.11.030(A)(7)(b)(v)		
b. The average minimum upper level building stepbacks shall comply with the following: […] v. For each cubic foot that part of a building protrudes beyond the daylight plane ("debit"), the project must include an equivalent cubic footage of open space ("credit") either on the ground floor adjacent to the street (such as a public open space, courtyard or through-block connection), and/or by setting portions of the building facade farther back beneath the daylight plane. For the purposes of this section, the cubic feet of a portion of a building is measured from floor to the top of the roof, and along the outside of exterior walls. The cubic feet of open or credit volume is measured from finished ground level or top of roof to an imaginary line representing the daylight plane as defined in subsection (A)(7)(b)(i) of this section. The intent is that the required open space or credit volume be open to the sky; however, the design commission has discretion to allow eaves, pedestrian weather protection and landscaping within the required open space as long as the objectives in subsection (A)(7)(a) of this section are met.	b. The average minimum upper level building stepbacks shall comply with the following: […] v. For each cubic foot that part of a building protrudes beyond the daylight plane ("debit"), the project must include an equivalent cubic footage of open space ("credit") either on the ground floor adjacent to the street (such as a public open space, courtyard or through-block connection), and/or by setting portions of the building facade farther back beneath the daylight plane. For the purposes of this section, the cubic feet of a portion of a building is measured from floor to the top of the roof, and along the outside of exterior walls. The cubic feet of open or credit volume is measured from finished ground level or top of roof to an imaginary line representing the daylight plane as defined in subsection (A)(7)(b)(i) of this section. ~~The intent is that the required open space or credit volume be open to the sky; however, the design commission has discretion to allow e~~Eaves, pedestrian weather protection and landscaping <u>are allowed</u> within the required open space ~~as long as the objectives in subsection (A)(7)(a) of this section are met~~.	**Existing Standards**: Eaves, pedestrian weather protection (i.e., awnings), and landscaping can be allowed in the open space substituted for a required upper story stepback subject to DC review for whether the proposed development meets the standards in MICC 19.11.030(A)(7)(a). The standards require subjective features for upper story stepbacks, that include “Reduce the perceived scale of building facades along streets” without establishing criteria for the DC to determine that a development meets the standard. **Proposed Standards**: Eaves, pedestrian weather production, and landscaping would all be allowed in the open space substituted for a required upper story stepback without being tied to subjective standards. Review of this standard would only require review for compliance with the section without needing a determination that the proposed development meets an undefined requirement such as “Promote modulation of building facades along streets that adds variety and provides visual interest (MICC 19.11.030(A)(7)(a)(iii)).”

Existing Design Standard	Proposed Design Standard	Design Review Process
MICC 19.11.060(B)		
B. Major site features. Any major new construction in the TC-5, TC-4, TC-4 Plus or TC-3 subarea which exceeds the two-story base height and that includes or abuts a preferred through-block connection location shown on Figure 7 shall include a through-block connection subject to design commission determination that such connection is feasible and achievable. Any major new construction exceeding three stories in height in the TC-5, TC-4, TC-4 Plus subarea shall include at least one of the following major site features, subject to design commission determination that such choices contribute to a well-balanced mix of features in that subarea: 1. Through-block connection. Through-block pedestrian connections will qualify as a major site feature upon satisfaction of the development and design standards set forth in subsection E of this section. If the on-site area of the through-block connection does not equal or exceed three percent of the gross floor area of the development, then public open space shall also be provided so that the total area of the through-block connection and public open space equals or exceeds three percent of the gross floor area of the development. 2. Public open space. Public open spaces will qualify as a major site feature upon satisfaction of the development and design standards set forth in subsection D of this section.	B. *Major site features.* Any major new construction in the TC-5, TC-4, TC-4 Plus or TC-3 subarea which exceeds the two-story base height ~~and that includes or abuts a preferred through-block connection location shown on Figure 7 shall include a through-block connection subject to design commission determination that such connection is feasible and achievable. Any major new construction exceeding three stories in height in the TC-5, TC-4 or TC-4 Plus subarea~~ shall include at least one of the following major site features~~, subject to design commission determination that such choices contribute to a well-balanced mix of features in that subarea~~: 1. *Through-block connection.* Any major new construction that exceeds the two-story base height in the locations shown on Figure 7 must include a through-block connection.~~ Through-block pedestrian connections will~~ To qualify as a major site feature, a through-block connection must conform to ~~upon satisfaction of~~ the development and design standards set forth in subsection E of this section. If the on-site area of the through-block connection does not equal or exceed three percent of the gross floor area of the development, then public open space shall also be provided so that the total area of the through-block connection and public open space equals or exceeds three percent of the gross floor area of the development. 2. *Public open space.* ~~Public open spaces will~~To qualify as a major site feature, public open space must conform to~~ upon satisfaction of~~ the development and design standards set forth in subsection D of this section.	**Existing Standards**: the Design Commission (DC) is required to determine that the proposed development (1) requires a through-block connection, (2) if the through-block connection is required including one on site is feasible and achievable, and (3) the provision of major site features contributes to a well-balanced mix of features in the subarea. The existing designs standards do not establish decision making criteria for the Design Commission to use when determining items 2 and 3 above. The Design Commission is granted discretion to determine what the code means by feasible and achievable and what constitutes a well-balanced mix of features in the subarea. **Proposed Standards:** The Design Commission must determine whether a proposed development includes a major site feature and that the major site feature meets the requirements of (B)(1) or (B)(2). This is substantially more narrow discretion than the review under the existing standards.