

Design Review Board Design Guideline Checklist
Commercial and Mixed-Use Design Guidelines for All Zoning Districts– BIMC 18.18.030

☐ "Pre-App" Meeting Checklist

☐ "Post-App" Meeting Checklist

Project Name/Case #: WINSLOW HOTEL / PLN 50880 WRE

Land Use Application
(Pre-app, Site Plan
Review etc.):

SITE PLAN REVIEW / CONDITIONAL USE PERMIT

Project Description:

APPROXIMATELY 75 ROOM HOTEL WITH ASSOCIATED BANQUET AND MEETING ROOMS, RESTAURANT & BAR, SPA AND BACK OF HOUSE SPACE.

Applicable Design Guidelines				
Design Guideline	Intent	Description	Applicant Response	DRB Action (Y/N)
1.	To develop variation in façade treatment to provide visual interest.	Vary building materials or patterns to produce variations in texture.	BUILDINGS MATERIALS ARE WOOD, GLASS AND BOARDFORMED CONCRETE. SEE DRAWINGS FOR THEIR ASSEMBLY AND ARRANGEMENT	
2.	To modulate the scale of building masses.	Building elevations shall be vertically modulated in no more than 20' increments or horizontally in no more than 30' increments. Modulation is defined as a change in plane or articulation (such as bands, cornices, setbacks or changes in material).	BUILDING FORMS ARE SCALED TO THE VARIETY OF USES BEHIND. STRUCTURE IS EXPOSED TO PROVIDE ARTICULATION AND SCALE TO THE FACADES. VERTICALLY THE BUILDING STARTS GLASSY AT THE JIVEBAR AND BECOMES MORE SOLID HIGHER UP.	

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3.	To limit the visual impact of blank walls and facades and better assure aesthetic appeal.	Blank walls shall not be visible to public spaces. Blank facades should otherwise be limited to the back of buildings or where required by the building code. Treatments to alleviate blank walls shall be similar in materials to facades normally in view of the public.	THERE ARE NO BLANK WALLS.	
4.	To establish visually prominent ground floor facades.	The first floor of multi-storied buildings should be taller than upper floors. Minimum ceiling height should be at least 10' to allow transom or larger display windows. Other elements such as transom windows, canopies, cornices, and prominent entries are encouraged. First floor uses shall be pedestrian oriented and include substantial shop windows. Display windows on the first floor of retail and commercial buildings should be the predominant surface of the first floor.	HOTEL GREATLY EXCEEDS THIS 10' MINIMUM CEILING ON THE GROUND FLOOR. GROUND FLOOR IS HIGHLY GLAZED.	
5.	To maintain pedestrian scale along facades facing public ways.	Facades facing public ways shall incorporate setbacks or articulation that establishes a pattern of bays or window openings. Facades shall include features such as display windows, columns or bays, recessed entries or canopies or other recesses. The use of a variety of materials at the sidewalk level is encouraged. Multiple building entrances are encouraged.	BUILDING FRONTAGE ON WINDOW WAY IS HIGHLY ARTICULATED, THERE ARE FOUR ENTRANCES ACCESSIBLE DIRECTLY TO THE STREET.	

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6.	To maintain the pedestrian activities by encouraging continuous frontages along sidewalks.	Where parking fronts onto a public street, the maximum separation between buildings shall be 80 feet. Greater separations are permitted if landscape setbacks are increased or other design features such as low walls, trellises and public spaces are created along the street frontage.	NO PARKING FRONTS ON THE STREET	
7.	To reduce overall scale of the building into multiple building masses.	Facades over 128' in length shall be separated by pedestrian passage or open space. Passages should be at least 12' wide and two stories in height if covered. Façade setback should be expressed at the roof line by changes in plane. Passage should connect to public open space.	THE OVERALL BUILDING FORM IS BROKEN INTO THREE MAJOR BLOCKS, WITH LIVING ELEMENTS, TO ADDRESS SCALE ON WILLOW WAY.	
8.	To encourage the creation of public outdoor spaces.	Building setbacks may be increased for the creation of public outdoor seating areas. Entry alcoves and small outdoor spaces may be located between the building and the sidewalk.	ONE BUILDING BLOCK IS SET BACK FROM STREET TO ALLOW FOR THE ENTRY COURT.	
9.	To soften the impact of the built environment.	Encourage public pedestrian passageways and vegetation between buildings.	ONLY ONE BUILDING	
10.	To encourage compatibility of development with both community and neighborhood characteristics.	Building designs should respond to nearby buildings that meet the upgraded design standards by using shared elements, materials or massing.	SEE NORTH ELEVATION AND CROSS-SECTION'S FOR BUILDING CONTEXT.	

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11.	To minimize the intrusiveness of commercial signage.	Signage, corporate colors and other icons of the business may not dominate the exterior of the building. including canopies and separate outdoor structures covering activities associated with the business. Color should be used to express changes in detail or material but exterior building or structure colors may not be used as signs, or the extension of signs. When businesses are sold or tenants are changed, any sign modification shall trigger this requirement.	SEE EXAMPLES FOR SIGNAGE INTENTIONS.	
12.	To improve the pedestrian environment around buildings and minimize curb cuts.	Where a drive through facility is allowed, drive throughs must be in conjunction with a parking lot that serves the same business, must be to the side or rear of the building and should not be visible from public streets. Drive throughs should consist of no more than a single vehicle lane.	NO DRIVE THROUGH FACILITY IS PROPOSED.	
13.	To provide pedestrian access to buildings.	Provide multiple entrances along streets. Pedestrian passageways are encouraged.	THERE ARE FOUR ENTRIES PROVIDED ALONG WINDLOW WAY.	
14.	To provide weather protection for pedestrians.	Recessed entries and/or overhead weather protection above the sidewalk entrances shall be used.	LOBBY AND RESTAURANT ENTRIES HAVE CANOPIES OVERHEAD.	
15.	To maintain smaller scale commercial buildings.	Buildings in excess of a 10,000 square foot footprint should be visually split into two or more distinct elements.	BUILDING IS VISUALLY SPLIT INTO THREE ELEMENTS WITH CONNECTING LINKS.	

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16.	To reduce the visual impact of parking areas.	Create small parking clusters connected by vegetated landscaping and pedestrian walkways. Internal streets that connect or serve parking areas shall be designed as streets with sidewalks, planters and pedestrian scale lighting.	SURFACE PARKING IS LOCATED BEHIND BUILDING, NOT VISIBLE FROM PUBLIC ROW.	

Guidelines Requiring
Action per DRB:

DRB Summary Motion
on Actions:
