Date: June 24, 2013
To: Jori Burnett
From: Erica Loynd
Subject: DLR Group comments to Retail Zoning criteria

Message

Jori,

Please see our attached comments regarding the Chapter 18.58 Retail Design Guidelines and Standards to be used for the guidelines and standards for a Correctional Facility.

All sections not noted below are viewed with no exceptions if used for a correctional facility. The following comments are modifications we deem may compromise the security or integrity of the facility and should be modified as noted.

1. 18.58.050 Retail Matrix
   a. FEIA should not be required.

2. 18.58.060 / A / 2: Site Design Landscaping Guidelines –
   a. Paragraph B – This paragraph is acceptable as a guideline, but should not be included as a standard.
   b. Paragraph C – This paragraph is acceptable as a guideline, but should not be included as a standard. Additional fencing on the site may compromise visibility and security of the site.
   c. Paragraph C – Areas noted as ponds that would require fencing is very broad. The use of detention bioswales or small water overflow areas should be exempt from requiring a fence.

3. 18.58.060 / E / 2: Site Design Parking Lot Design and Access Guidelines –
   a. Paragraph b/i – Rest stations should not be included as a standard to limit loitering within the parking area. Shelters may compromise the visibility and security of the site.
   b. Paragraph g – Cart corrals are not applicable to this project type.

4. 18.58.060 / F: Smaller Retail Stores –
   a. This section is not applicable in its entirety and should be removed.

5. 18.58.060 / H/ 2: Site Design Pedestrian Circulation
   a. Paragraph a – This paragraph should be edited to be specific to a correctional facility in lieu of a retail development.
   b. Paragraph c / iii – Awnings or shelters may compromise visibility and security at the entrances to the buildings and should be provided only as acceptable.

6. 18.58.060 / I / 2: Site Design Outdoor Storage, Trash Collection and Loading Areas
   a. Paragraph e – This paragraph is not applicable to a correctional facility.

7. 18.58.060 / J / 2: Site Design Central Features and Community Spaces
   a. Paragraphs a – A community room open to the public may be added to the list of amenities from EAGLE.

8. 18.58.060 / L / 2: Site Design Vacant or Abandoned Properties
   a. Paragraph b – This paragraph is not applicable to a correctional facility.
   b. Paragraph c – This paragraph is not applicable to a correctional facility.
   c. Paragraph d – This paragraph is not applicable to a correctional facility.

9. 18.58.070 / A / 2: Building Design Facades and Exterior Walls Guidelines
   a. Paragraph a – Wall plane projections may compromise the security of the facility and should not be a standard of design. Change in material type or color is an acceptable means for differentiating the facades and may be implemented along long facades.
   b. Paragraph b – this paragraph is not applicable to correctional facilities.
c. Paragraph c - Providing differentiating materials on facades should not be regulated. Materials on buildings should match the activities and security level of the location or façade.

10. 18.58.070 / C: Building Design Smaller Retail Stores
   a. This section is not applicable in its entirety to correctional facilities.

11. 18.58.070 / E / 1: Building Design Roofs Standards
   a. Paragraph 1 – Roof lines should match the security and correction type of the facility, not the adjoining properties.

12. 18.58.070 / E / 2: Building Design Roofs Guidelines
   a. Paragraph a – Varying of roof planes may compromise the security of the facility and should not be a standard of design.
   b. Paragraph b – Roof treatments should not be included as a standard to conceal flat roofs or HVAC units.

13. 18.58.070 / F / 2: Building Design Materials and Colors Guidelines
   a. Paragraph a – Add item “viii. Architectural Concrete” as an exterior building material.
   b. Paragraph b – Items i, ii, and iii should be removed from the list of materials considered not acceptable.
   c. Paragraph e – Tinted windows should not be limited because it may limit or compromise the security of the facility.

cc Jack Louws, Bill Elfo, Jeff Parks, Wendy Jones, Tyler Schroeder, Tawni Helms, Michael Russell, Reid Shockey, Camie Anderson, Bill Valdez, Lori Coppenrath