

A Study on Design Control Respecting Designers' Creativity

- A Case Study of the Design Review System and its Application in Portland, Oregon –

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0. Prologue

0-1. Background

One of the major issues of Japanese Urban Design/Planning is to re-create attractive urban spaces that contribute to quality of life. For that reason, design review systems have been introduced by many municipal governments.

However, current design review systems have been implemented only by municipal staffs, which do not involve citizens' opinion neither include legal support; design review turned out to be mere recommendation. That makes it impossible to control designs of developments¹.

0-2. Purpose

The purpose of this study is to explore how to work together with citizens and experts, while balancing Designers' Creativity and Accessibility in implementing design review through a case study of the design review system and its application in Portland, Oregon.

0-3. Design Review in Portland, Oregon

Punter (1999)² and Kurata (1992)³ introduce design review system in Portland as "Promoting designers' creativity" And the review process allows anyone to access though the whole process; studying the design review system and its application in Portland is valuable for exploring the point on the issue of this thesis.

0-4. Method

This thesis analyzes how the designs of developments are determined from the view point of the procedure, design guidelines and its interpretation applied to the cases.

0-5. Definition

Designers: the person who designs the proposal, includes architects or landscape architects

1. Planning System in Portland, Oregon

1-1. Oregon State Law relating City Planning

"Land Conservation and Development Law"⁴ oblige all cities and counties to make Comprehensive Plan, which guides land use decisions.

The law requires making a notice before quasi-judicial land use decisions; explaining which standards are referred when making decision in the notice; assuring the right of citizen involvement; making planning decisions based on "findings" and so forth.^[1]

"Public Meeting Law"⁵ requires that all the meetings of governing bodies covered by the law are open to the public, and that governing bodies set their own rules for citizen participation and public comment.

1-2. Planning System in Portland

The features of planning system in Portland are follows:

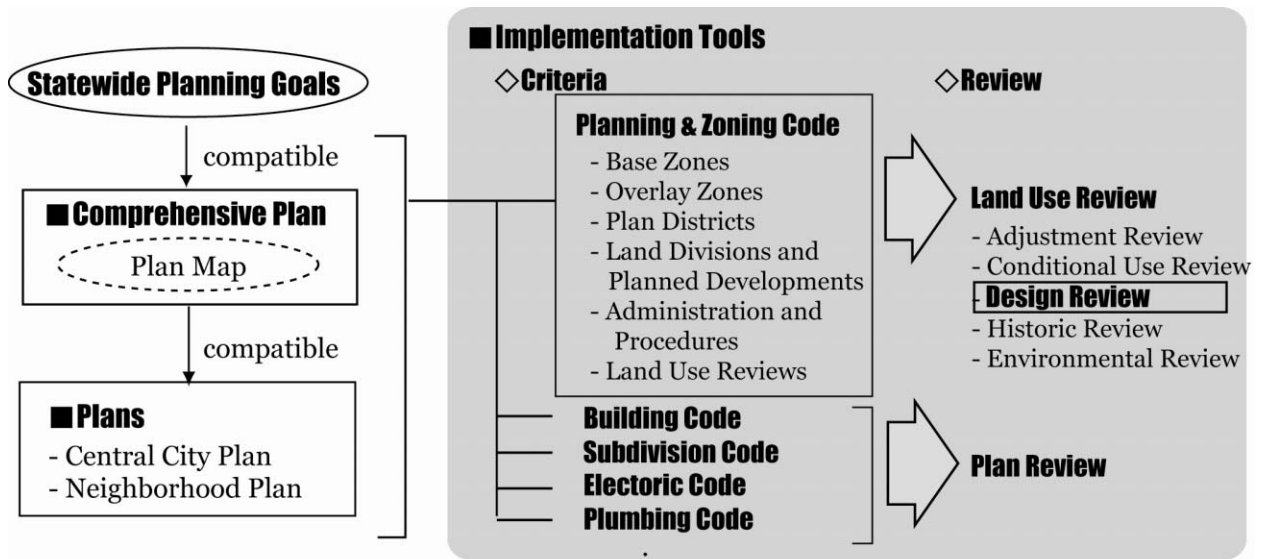


Diagram 1. Planning System in Portland

- 1) Comprehensive Plan, a legal document, shows basic policies for land use regulation;
- 2) Zoning Code is the major implementing tool of Comprehensive Plan Map;
- 3) Central City Plan or Neighborhood Plans compatible with Comprehensive Plan
- 4) Land Use Review and Plan Review which reviews if the development applications confirm with the standards;

Land Use Review and Plan Review are implemented by Bureau of Development Service, which is delegated by Bureau of Planning^[2].

2. The Role of Design Review in Planning System

2-1. Comprehensive Plan

12 Goals are set in “A Vision of Portland’s Future” and each has policies and objectives. The Goal 2 “Urban Development” says “Through the implementation of the Central City Plan, coordinate development, provide aid and protection to Portland’s citizens, and enhance the Central City’s special natural, cultural and aesthetic features”. The Goal 12 “Urban Design” says “Encourage the design of the built environment to meet standards of excellence while fostering the creativity of architects and designers” and “Establish design review in areas that are important to Portland’s identity, setting, history and to the enhancement of its character”.

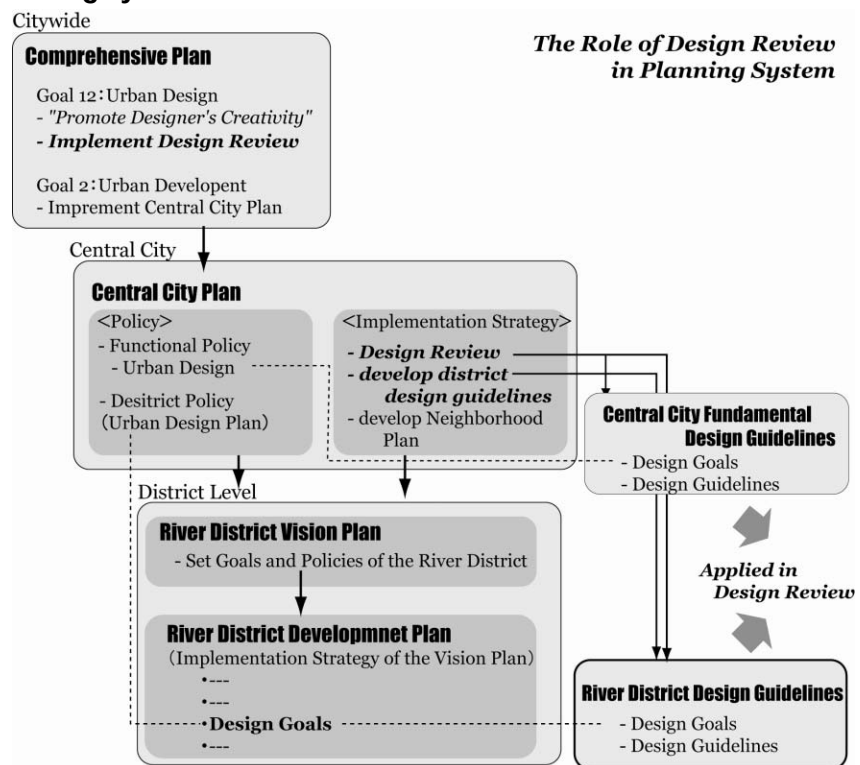


Diagram 2-1. The Role of Design Review in Planning System (DR: Design Review, DG: Design Guidelines)

2-2. Central City Plan

Central City Plan (CCP) consists of Functional Policies, District Policies and Zoning Maps. Functional Policies consist of 12 policies includes Urban Design, Historic Preservation etc for the entire Central City Plan district. District Policies consist of

Urban Design Plan for 8 districts.

Each Policy provides “Action Chart”. Action Chart of Urban Design policy includes implementing Design Review, Creating Urban Design Guidelines appropriate to each district, etc.

2-3. River District Vision Plan

In River District, (case study), River District Vision Plan was developed based on Urban Design Plan. River District Development Plan was also developed which set implementation strategy. The goal of district design guidelines is set in the plan.

2-4. Two tiers of design guidelines

When implementing design review against development applications in Central City, two tiers of design guidelines are referred and examine the compatibility with the guidelines. Central City Fundamental Design Guidelines (CCFDG) provides the framework of the design in Central City. District Design Guidelines(DDG) that are focused on design issues specific to the district complement CCFDG. Both set the goals of design review. Former is based on the Urban Design Policy of CCP and later based on the Urban Design Plan.

Design Guidelines are the approval criteria of design review, which is prescribed in Zoning Code.

3. Land Use Review/ Plan Review

All new development, changes to existing development, and changes in the type of uses requires a building permit. In addition, other land use reviews may also be required, depending upon the location, the use proposed, the site development proposed, or materials to be used on the site. Some reviews may be applied for at the discretion of the applicant, such as a conditional use or adjustment request. Other reviews are mandatory in certain situations such as design review or historic review. Review body varies depending upon which review is applied. Some reviews may be combined into one review.^[3]

3-1. Design Review

In Design Review, Design Commission^[4], a review body, has the power to determine the followings:

- 1) Approval of the compatibility with development standards of Title 33, Planning & Zoning Code;
- 2) Approval of the compatibility with design guidelines;
- 3) Approval of Adjustment or Modification
- 4) Approval of height/ FAR bonus or TDR

When reviewing 1), maximum height, FAR, use, Parking & Loading, required building lines, ground floor window, ground floor use, parking access restricted street.

3-2. Procedure for Land Use Review

Procedures for land use review vary with the type of proposal being reviewed; type , , x or . Pre-Application Conference and Public Hearing are assigned to type procedure. The representatives of city bureaus, Neighborhood Associations and other recognized organizations are invited to the meetings and discuss the proposals.

4. Provisions Regarding Design Review

4-1. Design Review

In design zone, proposals are required to meet the approval criteria of design review (design guidelines) or Community Design Standards. Design review ensures that development conserves and enhances the recognized special design values of a site or area. Procedures for design review vary with the type of proposal being reviewed and the design district in which the site is located.

4-2. Modification through design review

The review body may consider modifications of site-related development standards as part of the design review process. The review body will approve requested modifications if it finds that the applicant has shown that the following approval criteria are met:

- 1) The resulting development will better meet the applicable design guidelines;
- 2) On balance, the proposal will be consistent with the purpose of the standard for which a modification is requested.

4-3. Waiver of design guidelines

If a design district's design guidelines document includes goals for the design district, the review body may waive one or more of the guidelines as part of the design review process.

4-4. Community Design Standards

The Community Design Standards provide an alternative process to design review and historic design review for some proposals. Where a proposal is eligible to use these standards, the applicant may choose to go through the discretionary design review process or to meet the objective standards (2 track system). If the applicant chooses to meet the objective standards, no discretionary review process is required.

5. Component of Design Guidelines

5-1. Central City Fundamental Design Guidelines

To begin with, Central City Design Goals are set in the design guidelines. To achieve these goals, 28 design guidelines are set. Each design guideline consists of "Back grounds", "Guideline", "examples by which the guideline may be approved" and pictures.

5-2. District Design Guidelines

As for the River District Design Guidelines, to begin with, Central City Design Goals are set. To achieve these goals, 21 design guidelines are set. Each design guideline consists of "Back grounds", "Guideline". There is no picture or drawing.

Both design guidelines do not prescribe the design but the functions that are expected in private development project based on Urban Design Policies.

6. Case Analysis of Design Review Practice

6-1. Objective and type of participation in each step of the review process

The process of Type design review has mainly three step; Pre-application Conference, Public Notice & making Staff Report, and Public Hearing. The purpose of each step and types of participation of each actor at each step are different.

6-1-1. Pre-application Conference

Purpose:

The purpose of this step is to discuss compatibility between proposal and standards which related city bureaus have, and to distill the issues to revise at the early phase of design development from the view point of urban design.

Participants:

1) Applicants (developer & designer)

2) BDS staff:

BDS staffs provide the following services;

- Process Manager: gives the information on the procedure
- Conference Coordinator: host the Pre-application Conference
- City Planner: gives the information on applicable design guidelines and development standards (Zoning Codes) and distills the design issues of the proposal

3) City Bureaus:

Each City Bureau distills the issues based on the standards or policies which each bureau has.

4) Others

The representative of Neighborhood Association is invited to the conference as an observer. Any person can attend this conference, but the chance for public comment is limited only when the discussion between city bureaus and applicant is completed and there is time left. This conference allows discussion for one and a half hours^[5].

Applicants develop and refine the design of proposal based on the issues raised at this conference and apply

for the land use review within a year.

6-1-2. Public Notice/ making Staff Reports

Purpose:

The purpose of this step is to check the compatibility between developed design proposal and standards which related city bureaus have, and to identify interim “findings” and “issues”, which will be discussed at Public Hearing.

Process of making Staff Reports:

When complete application, the director of BDS sends Notice to city bureaus and public [6]. The Notice contains a map depicting the subject property in relation to surrounding properties; a description of the proposal and the proposed uses or uses which could be authorized; the date, time and location of the hearing and so forth.

City bureaus and interested public send written comments on the proposal to the director of BDS by FAX or e-mail during the notice period. The City Planner, BDS staff, reviews the compatibility between applicable design guidelines or development standards and the proposed design, takes the comments into consideration, and writes “findings” on each standard in the report. When the staff judges that some parts of the design do not meet the standards, s/he distills them as “interim design issues”

6-1-3. Public Hearing

Purpose:

There are three purpose of Public Hearing;

- 1) There is a chance for “Public Testimony”.
- 2) Design Commission revises and determines “findings” and “design issues” which applicants must refine based on the staff report and public comments at opened meeting; and

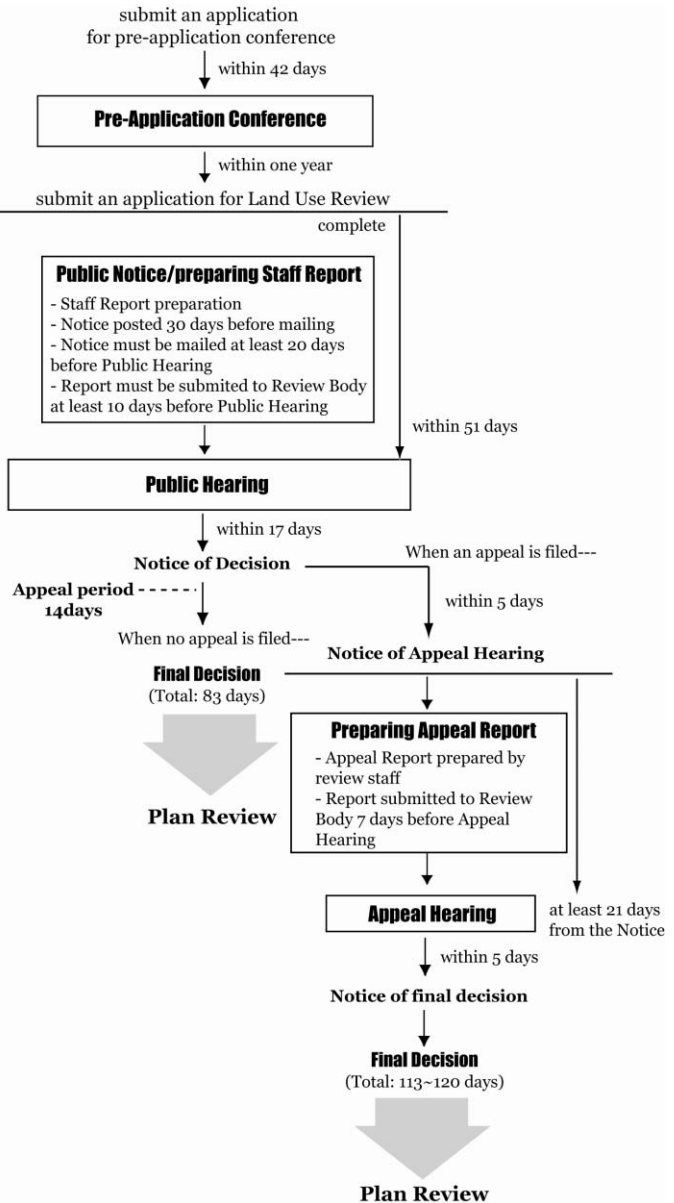


Figure 6-0. Flow chart of Type Land Use Review

	Pre-Application Conference	Public Notice/ Making Staff Report	Public Hearing
Applicant (Designer)	- Presentation of Proposal - Revise and Develop the design based on the Issues		- Presentation of Proposal - Revise the design based on the Issues
Review Staff (OPDR)	- Give information on Approval Criteria (i.e. Design Guidelines) and procedure - Raise Issues	- Coordinate many opinions - Making Staff Report	- Give information on Approval Criteria
City Bureaus	- Give information on Approval Criteria which each city agency has - Raise Issues	- Make Comments - Raise Issues	- Give information on Approval Criteria
Design Commission			- Shows the alternative proposals - Revise the issues and findings
Public/ Specialists	- Make Comment (if time left)	- Make Comments	- Public Testimony

Figure 6-1. Types of participation of each actor at each step

- 3) Design Commission provides alternatives to design elements raised as “design issues”.

Participants:

- 1) Applicants (Developer and designer);
- 2) Design Commission;
- 3) BDS staff;
- 4) Representatives of city bureaus;
- 5) Representatives of Neighborhood Associations;
- 6) Representatives of recognized organizations; and other general public.

6-2. Case Study

I examine the process of discussion on design change of Park Place Condominiums (PPC) project , assigned Type design review, as a Case Study. This proposal includes 13 stories 150 feet tower. The approval of height bonus is reviewed. Applicant designed “Kearney Pedestrian Tract (KPT)” between this site and adjacent park. (Figure 6-2-0)

6-2-1. Pre-application Conference

Following “Key issues” were raised from the sketchy drawings (Figure 6-2-1);

- 1) To pay particular attention to street level elevations and window treatments;
 - 2) Retail space frontages are important;
 - 3) It is important to consider the relationship of this development with the adjacent unique conditions, i.e., the park and pedestrian tract south of the site and the boardwalk to the east of the site;
 - 4) To create an exciting pedestrian experience and an interesting building design with quality materials;
- and so forth.

6-2-2. Public Notice

Applicant revised and developed the design of the proposal after the conference and applied to the land use review (Figure 6-2-1). After the public notice, 3 neighbors, a designer of adjacent park and some representatives of city bureaus made comments and sent them to the director of BDS. Neighbors strongly opposed the approval of height bonus, and the park designer made comments on the design of “KPT” and presented alternatives. City bureaus also made comments including the findings.

6-2-3. making Staff Report

BDS staff wrote findings on each applicable standards and design guidelines in staff report. Opinions included in the responses were divided into 3 categories;

- 1) Opinions against the height bonus BDS staff judged that the proposal met the applicable design guidelines wrote in the finding “approvable”
- 2) Opinions against the design of “KPT” BDS staff judged that the proposal did not meet some applicable design guidelines wrote in the finding “not approvable” and raised as “interim design issue”
- 3) Alternatives to the proposal of KPT design did not mention in this step but show the applicant as an alternative at Public



Figure 6-2-0. Birds eye view of PPC

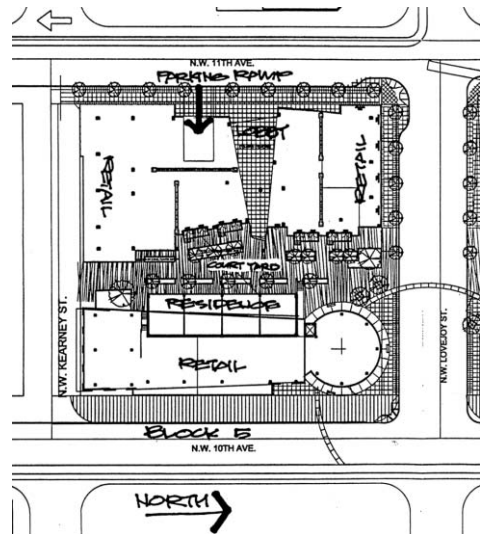


Figure 6-2-1. Sketchy plan presented at Pre-application Conference.

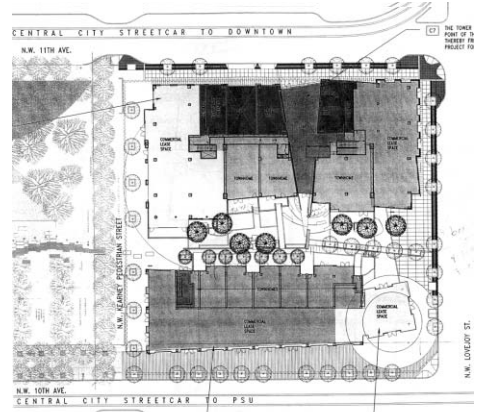


Figure 6-2-2. Plan when applied to land use review

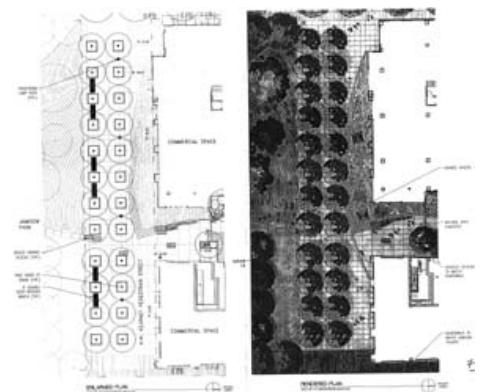


Figure 6-2-4. Approved Plan

Hearing.

6-2-4. Public Hearing

Design Commission required the applicant to show that proposed mass was the best solution for this area and site. This means that the finding on height bonus staff wrote was revised and issues were added. They were presented to the applicant.

At the next Public Hearing, the applicant proposed the other design solutions which dissolve the raised issues. Then the proposal was approved.

7. Analysis of interpretation of Design Guidelines

The author clarifies what kind of “issues” were identified by BDS staff through the analysis of the interpretation of design guidelines applied to 6 development projects [7].

7-1. Design Guidelines applied to each design element

The author counted the number of design guidelines applied to each design element (Table 7-1). It shows that plural design guidelines were applied when reviewing one design element.

Table 7-1. Design Guidelines applied to each design element. Alphabet means the name of development projects.

- PPC: Park Place Condominiums (2003)
- TP: Tanner Place (1998)
- ET: Ecotrust Natural Capital Center (2001)
- PC: Pearl Court (1998)
- KP: Kearney Plaza (1998)
- PB: Pearl Block (2002)

Design elements approved without any design change	PPC	TP	ET	PB	PC	KP
materials	5	6	6	6	6	6
facade	5	5	5	6	6	5
Location of ground level active use	6	5	6	5	—	2
Awning/Canopy	6	1	—	4	7	—
Design of Corners	5	1	—	6	1	—
Location of Entrance	3	4	5	2	4	3
Design elements approved after design change	PPC	TP	ET	PB	PC	KP
Design treatment between ground level and public space	5	4	6	10	4	6

7-2. Analysis of the content and interpretation of Design Guidelines (Table7-2)

The author analyzed how the design guidelines were interpreted depending on design elements or characteristic of sites by arranging the content of each design guideline and interpretation of them to 6 developments. It shows the following results:

- 1) Interpretations were varied according to the characteristic of sites, site planning or design element (even in the same project). BDS staff interpreted design guidelines flexibly and distilled “design issues” and “findings”; and
- 2) There are some interpretations which I do not suppose is interpreted based on “Guideline” nor “This guideline will be accomplished by...”. It seems to be interpreted flexibly based on “Background”.
- 3) The more abstract the description of “Background” or “Guideline” of a design guideline are, e.g. C6, the more examples the design guideline refers. The interpretations of such guidelines are based on the examples when identifying design issues on proposed design.

7-3. Analysis of Design Guidelines applied to one design element The author arranged the content and interpretation of design guidelines applied to “Design treatment between ground level and public space” of PPC project. The results are as follows:

- 1) Plural design guidelines were applied to one design element; and
- 2) BDS staff interpreted design guidelines, distilled design issues and presented designers which expected performances proposed design accomplished and do not accomplished; what problem proposed design contains.

8. Conclusion ~Points how to balance Accessibility and Designers' Creativity~

8-1. From the view point of Design Review Process

1) Design Review process is divided into 3 steps and anyone is accessible through the whole process, but types of participation of each actor are different depending on the purpose of each step.

2) BDS staff received many opinions from public at Public Notice, arranged such a many opinions based on design guidelines and distilled "interim design issues".

3) Issues are identified at Public Hearing. BDS staff and Design Commission present only issues to designer, which shows designer many choices of design solutions and enhance designers' creativity.

(Figure 8-1)

Revision of findings or addition of issues are done at Public Hearing, open to the public, which eliminated the problem of arbitrariness of government.

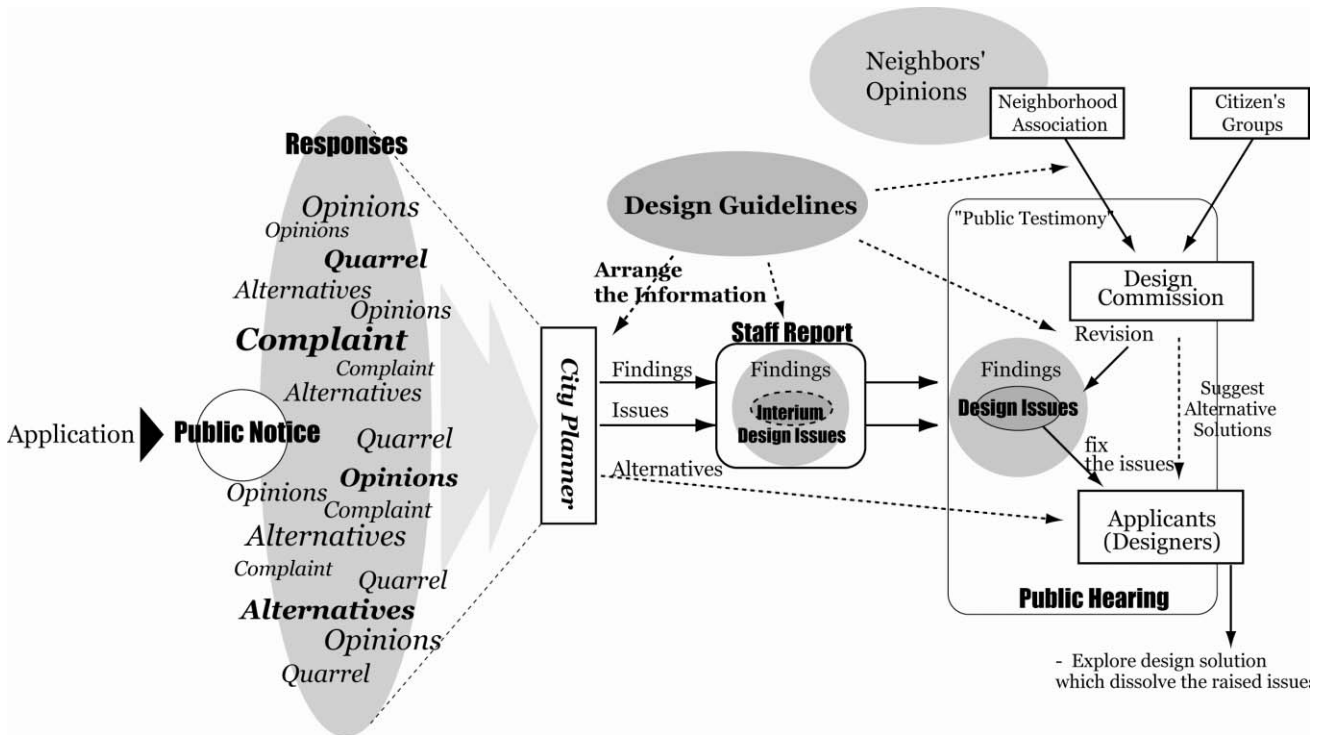


Figure 8-1. Flow chart of discussion

8-2. From the view point of the content and interpretation of Design Guidelines

"Issues" are the "Performances" expected to accomplish through the project design. BDS staff and Design Commission apply plural design guidelines which contain expected performances to each design element, interpret flexibly depending on the cases, distill essential problem the design contains to accomplish the design goals and present them to designers. (Figure 8-2)

BDS staff or Design Commission requires designers to change design based on the description in design guidelines. Design guidelines in Portland contain many examples, which do not prescribe design solutions but enable to point out problems of the proposals.

The key is how creatively municipal planner can interpret design guidelines and show essential issues proposed design contains to the designer.

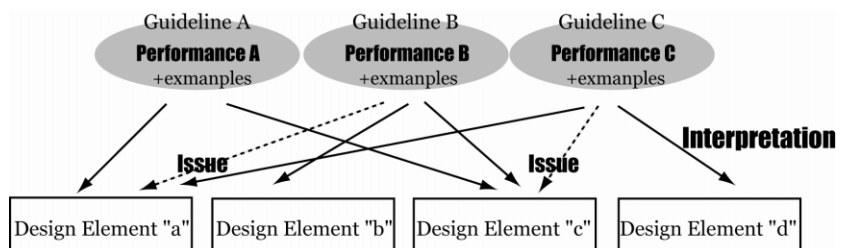


Figure 8-2. Relationship between each Design Guideline and design element

9. Feed back to Japanese Urban Design

It is still difficult to improve the accessibility because it contains the problem of individual information in Japan. However, now that a law which promotes to create attractive urban spaces is under lawmaking, the accessibility will be improved. I would like to suggest the points to balance accessibility and designers' creativity for Japanese urban design:

Design Guidelines

When many actors take part in the review process, the design guidelines function as not only the approval criterion or a future vision of urban spaces, but also the evidence for arranging many opinions and building consensus, and identification of design issues by flexible interpretation of site characteristics while respecting designers' creativity. To maximize such functions, "Description" / "Expression" of design guidelines needs to be revised and evolved.

Necessity of Coordinator

An actor who coordinates many opinions from public and reflects them to the discussion is essential.

Administrative planners have been playing the role of both setter of discussion and negotiator with designers so far. Some municipal governments introduce the system which the design commission, a third party, plays the role of negotiator and more governments are expected to introduce such system. In such case, what should municipal planners do?

Not only fostering the Neighborhood Association who coordinate neighbors' opinions, creating the system which municipal planners or hired specialists arrange(coordinate) the discussion on proposed design is essential.^[8]

Interpretation of Design Guidelines

To realize district's urban space vision while respecting designer's creativity, it is the point of design control for the coordinator or review bodies to interpret design guideline based on site's characteristics and proposals and to identify design issues to the designer.

[Notes]

[1] This means that planners have to state clearly what policies and guidelines are in operation, and assess each project against these guidelines, explaining how conformity or non-conformity have been weighted and how conflicts have been resolved. This legislation has provided an important spur to a disciplined approach to policy writing and decision making.

[2] BDS can give advice on new plans or new zoning to Bureau of Planning at Public Hearing. And there is some benefit to be more closely tied to the Plan Review staffs (Building Bureau), who must apply the Uniform Building Code. That Code affects building design, which BDS review in Design Review. Also, everyone who comes to BDS for Design Review must eventually apply for a building permit. Therefore, BDS may do better at coordinating the time and activities since design review staffs and plan review staffs are in one bureau.

[3] Any changes to use related standards is subject to a separate process. Use related standards are those that govern the intensity of the use.

[4] The Design Commission consists of 8 members, none of whom may hold public elective office. The Commission must include a member of the Planning Commission, a representative of the Regional Arts and Culture Council, one person representing the public at-large, and five members experienced in either design, engineering, financing, construction or management of buildings, and land development. No more two members may be appointed from any one of these areas of expertise.

[5] BDS strongly recommends applicants to meet with Neighborhood Associations before application to the Land Use Review. But this is not mandatory.

[6] At least 20 days before the scheduled hearing, the director of BDS will mail a notice of a request to the regional transit agency, Metro, the Oregon Department of Transportation, all properties within 400 feet of the site when inside the Urban Growth Boundary (UGB) and within 500 feet when outside the UGB, to the recognized organization(s) in which the lot is located, and to all recognized organizations within 1,000 feet of the lot. (Type procedure)

[7] The author elected these 6 projects for case study because all projects face public spaces such as parks, Light Rail stations, rail ways or pedestrian tracts. On the other hand, Urban Design goal in Central City contains "pleasant, rich and diverse pedestrian experience". To accomplish this goal, each design of development must be controlled carefully. All characteristic of sites of 6 projects are varied because site planning or architecture planning are different each other. Further, all projects were assigned type Design Review which has much chance for public comments. These projects are adequate as the case study for this research.

[8] In the case of Arakawa rule as an original measure of a ward⁶, the leader of Jichikai (similar association as Portland's Neighborhood Association) functions as organizer of neighbors opinions and organized opinions are entrusted to city staff who discuss on design with applicants. This case, however, is very rare. In the areas which communities are collapsed like most of urban areas, it is a major issue who will coordinate neighbors' opinions.

[Reference]

1) Lee, Jung Hyung 李政炯(1998) 「A Study on Townscape-Control System in Existing Urban Area on the basis of Urban Aesthetic Consideration」

Doctoral dissertation And others

2) Punter, John (1999) "Design Guidelines in American Cities" Town Planning Review

3) Kurata, Naomichi 倉田直道 (1992) "Urban Design Report", Yokohama Urban Design Forum

4) ORS Chapter 197

5) ORS Chapter 192

6) Kubota, Aya 窪田亜矢 (2001) "A Study in regulations regarding high-rise housing developments –Arakawa rule as an original measure of a ward–" Urban Housing Sciences

And so forth.

【Interview】

· Selid, Ruth. City Planner, BDS (18th/Sep, 2nd/Oct, 16th/Dec, 18th/Dec, 22nd/Dec/2003)

· Harrison, Michael S. Chief Planner, Bureau of Planning (25th/Sep/2003)

And others

Table 7-2. Interpretation of Design Guideline B1

The author arranged and classified the interpretation of design guideline B1 depend on each project and design elements from the staff reports of 6 projects. The alphabet in the “classification” means the type of interpretation of design guideline. Underlined alphabet means the only one type of interpretation. Shadowed alphabet means that the “Background” of design guideline is the evidence of the interpretation. The interpretations marked “X” means “design issues”.

B1: Reinforce and Enhance the Pedestrian System			
Design Elements	Projects	Interpretation of Design Guidelines	classification
Relationship between architecture and public space	PPC	Access to the building entrances would be direct and convenient.	a
	TP	Lettering of signs would identify the entrances, either inscribed into concrete or individual letters above doorways.	b
		Lighting is proposed to have industrial qualities, with metal guards and simple forms.	c
		Accesses to entrances are direct and convenient, with special identifying pillars with lights.	a
	ET	× The landscaping concept, a bio-swale, is interesting, educational and unique and presents exciting opportunities for the screen wall and the landscaping to reinforce each other. This can be accomplished by a combination of architectural and/or landscape treatment.	<u>d</u>
		Four sides of sidewalks allow ample space for easy pedestrian access.	<u>e</u>
		New window openings will help enliven the façade, lending a sense of celebration and civic pride, and of robust activity in the heart of Portland’s historic warehouse district.	f
		Street trees will help establish a “green” counterpoint to concrete and automobiles.	g
	PC	Improved lighting will encourage a sense of nighttime safety on Irving and Johnson Streets that have previously been inadequately lit.	c
		The street level is enriched through planters and benches.	h
		× The lighting and sign program should be designed.	a, b
	KP	Pedestrian paths are possible through the building for residents, who can reach the central courtyard from all sides and pass through to other parts of the building, or outside.	<u>i</u>
		Easy pedestrian flow through either the stand of trees at the Kearney Pedestrian right-of-way, the formal entry trellis at the corner, and the 11 th Avenue opening between the brick planters allows for different places to meet and enjoy the various spaces within the plaza.	<u>j</u> , h
Design of Pedestrian Tracts	PPC	× The design should do more to encourage the flow of people from the park to this site and on to other blocks, including future parks to the north.	l
		× For pedestrian movement to work, the grass areas within Kearney should be resized and shifted to allow better flow,	<u>m</u>
		× Benches should be placed to afford views into the park and of the pedestrian scene.	h
		The design of the Kearney tract is designed to allow open and direct travel in the east-west direction, with two rows of trees and scored paving.	<u>n</u>
		(after design revision→)	l
	This design encourages the flow of people from the park to this site and on to other blocks, including future parks to the north.	h	
	(after design revision→)	h	
	Benches are placed to afford views into the park and of the pedestrian scene.		
TP	× The pedestrian route along NW Irving should be maintained with flanking landscaping, benches, and lights, in keeping with the established character of these pedestrian open spaces.	c, h	
	(after design revision→) This guideline can met with a revised plan, with stairs to the side of the porches and expansion of the NW Irving public space toward the courtyard, to help offset encroachment into NW Irving by the private decks and porches.	c, h	
PB	The Kearney tract continues the pedestrian connections throughout the district already established in the two blocks to the west.	l	
Relationship between architecture and Pedestrian Tracts	TP	× Decks and balconies intrude into this shared space, owned in common by all adjacent property owners. They should be scaled back... The stairways and paths to porches should be carefully placed... Adequate landscaping, not just lawn, should be designed...	<u>o</u>
		(after design revision→) This guideline can met with a revised plan, with stairs to the side of the porches and expansion of the NW Irving public space toward the courtyard, to help offset encroachment into NW Irving by the private decks and porches.	o
	KP	× Signs have not been designed.	b

Table 7-3. Design Guidelines which were applied to one design element

The author distilled the design guidelines applied to the Design treatment between ground level and public space of the PPC project and arranged its interpretation of them.

Guideline	A3-1: Provide convenient linkages...
“Performance” expected to accomplish through the project design	To improve safety, convenience, pleasure, and comfort, create pedestrian network throughout the District especially to the waterfront or to adjacent neighborhoods and improve safety, convenience, pleasure, and comfort
Interpretation of this Guideline	The Kearney pedestrian tract is intended to provide open space and public pedestrian access as well. This design allows sufficient space for pedestrians to move through the tract, to pause at areas with benches, to view retail windows and access retail spaces, and to move freely into and out of the adjacent park spaces.
Guideline	A8: Contribute to a Vibrant Streetscape
Performance expected to accomplish through the project design	To create streetscape which attracts pedestrians by creating visual or physical connections between buildings’ interior and adjacent sidewalks
Interpretation of this Guideline	The retail spaces would provide views and access through large windows.
Interpretation of this guideline when approved	(after design revision→) A major corner space at the corner of the courtyard and the Kearney tract would be oriented towards the park. It also connects to the park through roll-up windows, with ground level terrace space within the courtyard and activity spilling onto Kearney.
Guideline	B1: Reinforce and Enhance the Pedestrian System
Performance expected to accomplish through the project design	To develop pedestrian access routes to supplement the public right-of-way system through super-blocks To enhance the functions by designing the side walk based on the characteristics of the designated four zones.
Interpretation of this Guideline	The design of the Kearney tract is designed to allow open and direct travel in the east-west direction, with two rows of trees and scored paving. × The design should do more to encourage the flow of people from the park to this site and on to other blocks, including future parks to the north. For pedestrian movement to work, the grass areas within Kearney should be resized and shifted to allow better flow, and benches should be placed to afford views into the park and of the pedestrian scene.
Interpretation of this guideline when approved	This design encourages the flow of people from the park to this site and on to other blocks, including future parks to the north. Benches are placed to afford views into the park and of the pedestrian scene.
Guideline	B1-1: Provide human scale and interest to buildings along sidewalks and walkways.
Performance expected to accomplish through the project design	To provide pedestrians with interest and enjoyment by providing human scale frontage zone
Interpretation of this Guideline	× A complete lighting program, and a sign program, would contribute to the human scale and interest.
Interpretation of this guideline when approved	The lighting program and sign program contribute to the human scale and interest.
Guideline	B5: Make Plazas, Parks and Open Space Successful
Performance expected to accomplish through the project design	To enhance amenity by using the following; Orientation or articulation of Building elements, public art, water fountains and landscape elements can emphasize and enhance the different uses and characters of adjacent open space.
Interpretation of this Guideline	THE MAIN TOWER RETAIL SPACE IS ORIENTED TO THE PARK, AND THE TERRACES AT THE TOP OF THE “GLASS HOUSE” ELEMENT, AND AT THE SOUTH SIDE OF THE BOARDWALK BUILDING, WILL FACE THE PARK.