Section 7.0600

Corridor Design District Commercial Design Guidelines and Standards

November 16, 2010

City of Gresham

7.0601 Corridor Design District

Commercial Design Guidelines and Standards

A. **Applicability:**
This section shall apply to all commercial development within the Corridor Design District as defined in Article 3, unless superseded by the Plan District Standards. The Downtown Plan district is exempt from the Section 7.0601 regulations.

B. **Purpose:**
Commercial design Guidelines and Standards help facilitate the development of attractive, innovative, high-quality and sustainable commercial developments by identifying the characteristics of good site and building design. Commercial design regulations promote livability, foster safe developments and encourage multi-modal transportation, thereby fostering quality environments and a sense of community throughout the City.

C. **Design Review Process:**
New commercial developments, additions and remodels are subject to design review as defined in Article 3.0000 Definitions of Design District and Article for the determination of consistency with the Guidelines and/or Standards contained in this Code. Refer to Article 11 Procedures for review process details. Projects subject to design review are either reviewed by the Design Commission or reviewed by the Manager. Either the Design Commission or the Manager shall make findings and decisions concerning conformance with the Design Standards or Guidelines, based on which review process is selected.

Buildings over 30,000 square feet of floor area shall follow an enhanced design review process, and shall be required to have an initial consultation with the Design Commission to proactively address design issues early in the development process.

D. **How to Use this Code:**

1. Design Review:
The City has set up two tracks for Design Review processes. Applicants have the choice of complying with either option:
   a. The Discretionary Process: The Discretionary Process is intended for particularly creative proposals that might not comply with all or some of the Standards in Section 7.0603. The aim is to encourage applicants to propose exciting, innovative designs, while still ensuring the City's design concerns and objectives for commercial development are met. In this case, applicants shall meet the Design Guidelines. The Design Commission may waive a Guideline or Guidelines to achieve the flexibility necessary to support a particularly creative proposal. Approval requires that the applicant demonstrate to the Design Commission that the waiver from the Guideline(s) would result in a development that better meets the applicable commercial Design Principles and the intent statement preceding the Guidelines.
   b. The Clear and Objective Process: The Clear and Objective Process includes measurable Standards to meet the desired urban form. In the Clear and Objective Process the applicant must meet all development Standards. A decision on approval will come from the Manager or Design Commission, depending on the scale of the proposed development. Deviation from any of the Standards or referenced Standards in Article 7 will require the applicant to follow the Discretionary Process.

2. **Layout:**
   The commercial design regulations are divided into three primary categories:
   a. Site Design.
      Site Design Guidelines and Standards address the organization and arrangement of a development's components. They focus on the location and orientation of buildings, parking, service areas, landscaping and site features such as open space. Good site planning is of critical importance to the design of commercial development. Excellent site design can improve the aesthetics of a community, minimize a project's impacts on its neighbors, improve the quality of the streetscape, relate to or establish desirable development patterns, promote sustainability and improve neighborhood connectivity.
   b. Building Design.
      Building Design Guidelines and Standards address the massing and exterior architectural elements of buildings, including components that define the scale, quality and character of a building, such as roofs, entries, windows, materials and details. Excellent building design enhances the quality of life for residents by improving the appearance of the City, by establishing a sense of community, and by improving the long-term economic value of the properties.
   c. Sustainable Design.
      Sustainable Design Guidelines and Standards address regulations to minimize negative environmental impacts from development by utilizing sustainable building techniques which reduce stormwater runoff, heat island effects and pollution associated with energy usage and transportation.

3. **Images:**
   Most images, including photographs and illustrations, are not part of the Development Code and do not act as Guidelines or Standards. These images are provided to assist readers in envisioning the intent and potential outcomes of the Guidelines and Standards. Images that are not part of the Development Code are labeled as figures. Images that are part of the Development Code will be labeled with Development Code section numbers.

4. **Code Compliance:**
   Developments shall comply with other Code sections including but not limited to Articles:
   4: Land Use and Plan Districts;
   5: Overlay Districts;
   7: Design Review;
   9: Common Requirements; and
   11: Procedures.

5. **Exemptions:**
   Commercial development which follows this Code is exempted from the following sections:
   a. 7.0202: Community Service, Commercial, Industrial and Mixed Use Developments (Commercial Component);
   b. 7.0210: Transit Design Criteria and Standards;
   c. 9.0823: Landscaping of Parking Lots; and
   d. 9.0824: Pedestrian Circulation/Walkways.

7.0602 Approval Criteria and Standards

Commercial Design Principles

Site Design Principles

A. **Accessibility:**
Large commercial developments shall be sited and designed to accommodate multiple modes of transportation including transit, bicycles and pedestrians as well as the automobile while facilitating comfortable pedestrian movement to and throughout the site and reducing automobile dependence and dominance.

B. **Activity:**
Sites shall be developed in a manner that fosters activity throughout the day.

C. **Building and Site Orientation:**
Buildings shall be oriented toward and placed in close proximity to the street, defining the public space while creating a consistent and appropriate street edge.

D. **Parking:**
Surface parking shall be configured in a manner that minimizes its visual and environmental impacts on the site and on surrounding properties. Parking shall not dominate the site and the quantity of parking shall relate to actual usage and the needs of the patrons.

E. **Public Spaces:**
Site plans shall incorporate outdoor public spaces that encourage activity, gathering and enjoyment. These spaces shall foster desirability, place identity and enhance the overall aesthetic of the site.

F. **Landscaping:**
Landscaping shall be utilized to create attractive commercial environments by enhancing building and site appearance, defining pedestrian spaces, walkways and streets, breaking down the scale of parking areas, and screening service and loading areas.

G. **Sustainability:**
Commercial development shall utilize sustainable development practices. Development shall address issues such as stormwater, energy conservation and water usage to promote efficient use of land and resources, minimize environmental impacts and protect natural resources.

H. **Safe Design:**
Site and building design shall integrate Crime Prevention Through Environmental Design (CPTED) strategies as appropriate to enhance the safety, security and comfort of customers, employees and neighboring residents.

I. **Impact Mitigation:**
Sites shall be designed to mitigate or minimize impacts on surrounding properties and public spaces.

Building Design Principles

J. **Building Form and Articulation:**
Design strategies that break down the scale of large commercial buildings into smaller human-scale masses shall be utilized, creating visual interest and eliminating blank facades.

K. **Building Activity and Glazing:**
Glazing shall be incorporated at pedestrian levels to allow views into active interior spaces and to provide a visual connection between the interior and exterior.

L. **Prominence and Hierarchy:**
The building shall be designed in a manner than enriches and gives design prominence to critical locations.

M. **High Quality Materials:**
Buildings shall utilize a combination of complimentary, high-quality materials that are attractive, durable and context appropriate.

N. **Sustainable Architectural Design:**
Architectural design and practices shall be incorporated which conserve energy and resources as well as minimize life cycle costs. Large commercial buildings shall be designed to accommodate future tenants or uses in the event of vacancy.

1. Neighborhood Connectivity and Block Structure

A. **Intent:** To design sites in a manner that creates connections to surrounding properties and areas, reducing the distance required to access the site while encouraging walking and alternate modes of transportation. Block structures shall be used to break down the scale of the site, creating a pedestrian-scaled environment which allows for improved infill development and redevelopment potential.

B. **Applicable Commercial Design Principles from Section 7.0602:**
   A. Accessibility
   C. Building and Site Orientation
   G. Sustainability

C. **Design Guidelines:**

1. Future Street Plan Conformance and Preparation. The standards of **Section 7.0603(A)(1)(D)(1)** are required.
2. Mitigate traffic impacts. The standards of **Section 7.0603(A)(1)(D)(2)** are required.
3. Public Improvements. The standards of **Section 7.0603(A)(1)(D)(3)** are required.
4. Connections shall be provided to adjacent commercial properties to enhance pedestrian accessibility and limit unnecessary vehicular traffic on public streets.
5. Safe and Efficient Circulation: The standards of **Section 7.0603(A)(1)(D)(5)** are required.
6. Identification System: The standards of **Section 7.0603(A)(1)(D)(6)** are required.
7. Buildings shall foster a walkable development and not exceed dimensions that limit connections to surrounding areas. Spaces between buildings shall be of sufficient dimension to allow for connectivity and the creation of an attractive and walkable environment.
8. Development sites shall be integrated into the surrounding commercial areas and neighborhoods and provide appropriate vehicular and pedestrian connections to these areas.

Fig. A.1.C.9: Gresham Station utilizes public streets to break down the scale of the large parking area, adding pedestrian connections and creating a more walkable environment.

Fig. A.1.C.9(2): Edgewood Retail District, Atlanta, GA, has several connections to the surrounding neighborhood, improving pedestrian accessibility.

Fig. A.1.C.9(3): Cascade Station, Portland, OR, utilizes primary internal drives on a regular grid to divide the parking area and provide opportunities for landscaping.

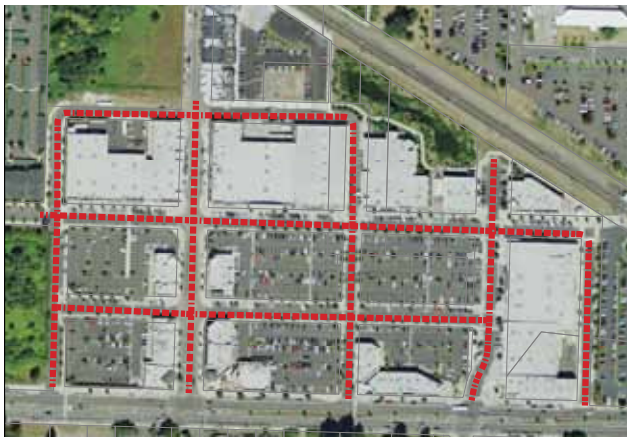


Fig. A.1.C.9: Gresham Station

Fig. A.1.C.9(2): Edgewood Retail District, Atlanta, GA.

Fig. A.1.C.9(3): Cascade Station, Portland, OR.

1. Neighborhood Connectivity and Block Structure, continued

9. All developments which require large surface parking areas shall be designed with and divided by a grid of internal public streets or primary internal drives at the discretion of the Manager or Design Commission.
   a. The grid shall:
      1. Break down the scale of the site;
      2. Provide definition to parking and development areas;
      3. Provide safe and convenient circulation routes for vehicles, pedestrians and bicycles;
      4. Allow for additional future development or redevelopment of the site; and
      5. Respond to the logical shape, orientation and topography of the site.
   b. Where appropriate, public streets and pedestrian connections shall be made to adjacent streets and areas to improve connectivity, accessibility and walkability of the site.
   c. Features shall be present at the site's entry to create a sense of arrival when entering a large commercial development.

D. **Design Standards**

1. All new developments shall be designed in a manner that is consistent with and responds to the City's adopted Future Street Plans. Future street plans may be required at the discretion of the Manager or Design Commission, and shall be prepared and approved as required by **Section 9.0710**.
2. In designing accesses for the development, efforts shall be made to mitigate adverse traffic impacts on adjacent, low-density residential districts including LDR-5, LDR-7, TR and TLDR. In assessing such impacts, the typical daily street volumes shall be considered as specified in **Section A5.501**.
3. Traffic Impacts and Transit Facilities. Based on the anticipated vehicular and pedestrian traffic generation, and the policies of the Community Development Plan, adequate right-of-way and improvements to abutting streets shall be provided by the applicant and shall meet

1. Neighborhood Connectivity and Block Structure, continued

the street standards of the City. Required right-of-way improvements may include but not be limited to installation of lighting, signalization, turn lanes, paving, curbs, sidewalks, street signs, bikeways and other facilities needed because of anticipated vehicular and pedestrian traffic generation (refer to **Sections A5.400 and A5.500**).

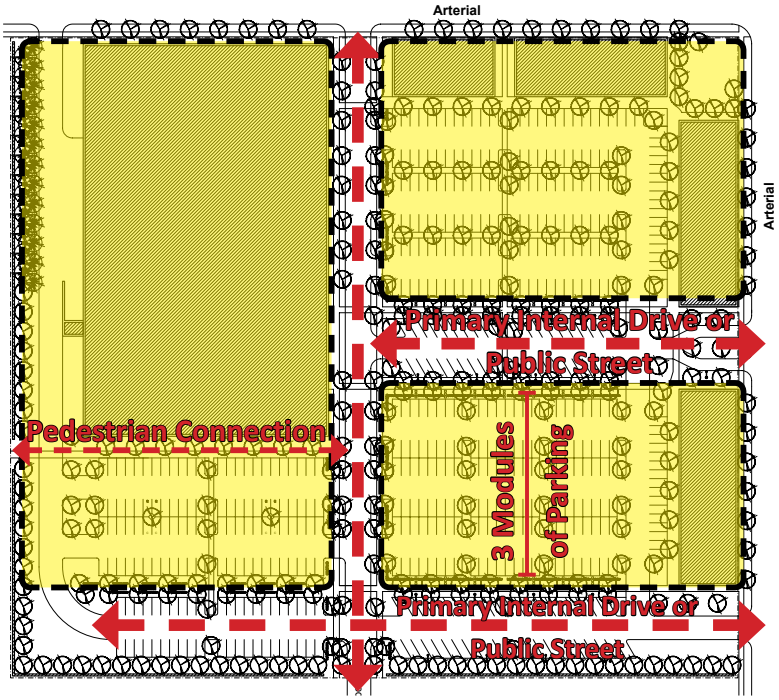
4. Vehicular and pedestrian connections shall be designed to be provided to existing or future parking areas on adjacent properties as required by **Section 9.0822(A)(8)**. Cross access easements shall be required and shall take effect when adjacent properties are developed to this standard.
5. The circulation pattern shall be safe and efficient within the boundaries of the site. Consideration shall include the layout of the site with respect to the location, number, design and dimensions of vehicular and pedestrian access points, exits, drives, walkways, bikeways, emergency equipment ways and other related facilities.
6. An identification system, as approved by the Manager or Design Commission and in compliance with appropriate standards specified in **Appendix 6.000**, shall be designed and posted in such a manner as to allow the quick location of on-site buildings and entries.
7. In order to facilitate connections to surrounding areas, a contiguous building shall not exceed four hundred (400) feet in any dimension. A minimum separation of twenty (20) feet shall be required between buildings when the sum of the length of two (2) or more adjacent building equals or exceeds four hundred (400) feet. When the buildings are not separated by an internal public street, primary internal drive or a parking area, the separation area shall include landscaping. A pedestrian walkway shall be required at the discretion of the Manager or Design Commission.
8. Connections to surrounding properties and neighborhoods shall be established and include streets and/or pedestrian paths as determined by the Manager or Design Commission. Pedestrian paths shall connect to surrounding areas at spacing no greater than four hundred (400) feet where feasible as determined by the Manager or Design Commission.

Fig. A.1.D.4: Many vehicular and pedestrian connections are preset between adjacent commercial uses and sites.

1. Neighborhood Connectivity and Block Structure, continued

Fig. A.1.D.8: Many connections to surrounding properties are established.

Fig. A.1.D.9: : Potential site configuration utilizing public streets and primary internal drives.



9. Developments which require more than one hundred (100) off-street surface parking stalls shall utilize a system of internal public streets or primary internal drives that divides the site into rectangular or square blocks. Alternative block shapes may be approved at the discretion of the Manager or Design Commission to accommodate irregular site configurations.
   a. A public street or primary internal drive shall occur at spacing no greater than every three (3) parking modules. A major landscape division may be allowed as a substitute feature for a public street or primary internal drive and may be used at spacing no less than every six (6) parking modules.
   b. Access to sites from arterials or other existing public streets shall be either by an internal public street or a primary internal drive. Deviation from this standard to accommodate drives which primarily act as service routes or other cases may be approved by the Manager or Design Commission.
   c. In addition to having primary access by primary internal drives or public streets, development sites shall have a minimum of one (1) primary vehicular and pedestrian entry which utilizes a minimum of one (1) gateway feature to establish prominence. Gateway features may include:
      1. A landscaped median;
      2. Decorative masonry piers;
      3. Public art pieces;
      4. Raised planters with seating walls;
      5. Pedestrian-oriented decorative way finding signage; and/or
      6. Other features approved by the Manager or Design Commission.

2. Internal Circulation: Public Streets and Primary Internal Drives

A. **Intent:** To create internal drives which accommodate pedestrian and vehicular access needs while providing amenities to improve the appearance of the development.

B. **Applicable Commercial Design Principles from Section 7.0602:**
   A. Accessibility
   B. Activity
   D. Parking
   F. Landscaping
   G. Sustainability
   H. Safe Design

C. **Design Guidelines:**

1. Public Streets. The standards of **Section 7.0603(A)(2)(D)(1)** are required.
2. Primary Internal Drives shall replicate the character of a public street, creating a pedestrian-oriented environment and accommodating pedestrians, vehicular traffic and parking. Primary internal drives shall incorporate amenities appropriate for commercial streets, including street trees, landscaping, pedestrian-level lighting and other features.
   a. Shade (Canopy) Trees. The spacing and species standards of **Section 7.0606(A)(2)(D)(2)(d)** are required. Landscaped areas on primary internal drives shall include paving and soils which encourage the growth of large and healthy trees.
   b. Lighting. Pedestrian-scale lighting shall be provided.
   c. When present, parking on primary internal drives shall replicate configurations of on-street parking.
   d. Amenity zone treatments shall respond to surrounding conditions.
   e. Crosswalks on primary internal drives shall utilize bump outs and other features to ensure pedestrian safety by reducing crossing distances. Bump outs may also provide opportunities for landscaping and stormwater treatment and infiltration.
   f. Primary internal drives may incorporate strategies to manage stormwater on site.

Fig. A.2.C.2: Landscaping, street trees and pedestrian-scaled lighting enhance the pedestrian areas on internal streets and primary internal drives.

2. Internal Circulation: Public Streets and Primary Internal Drives, continued

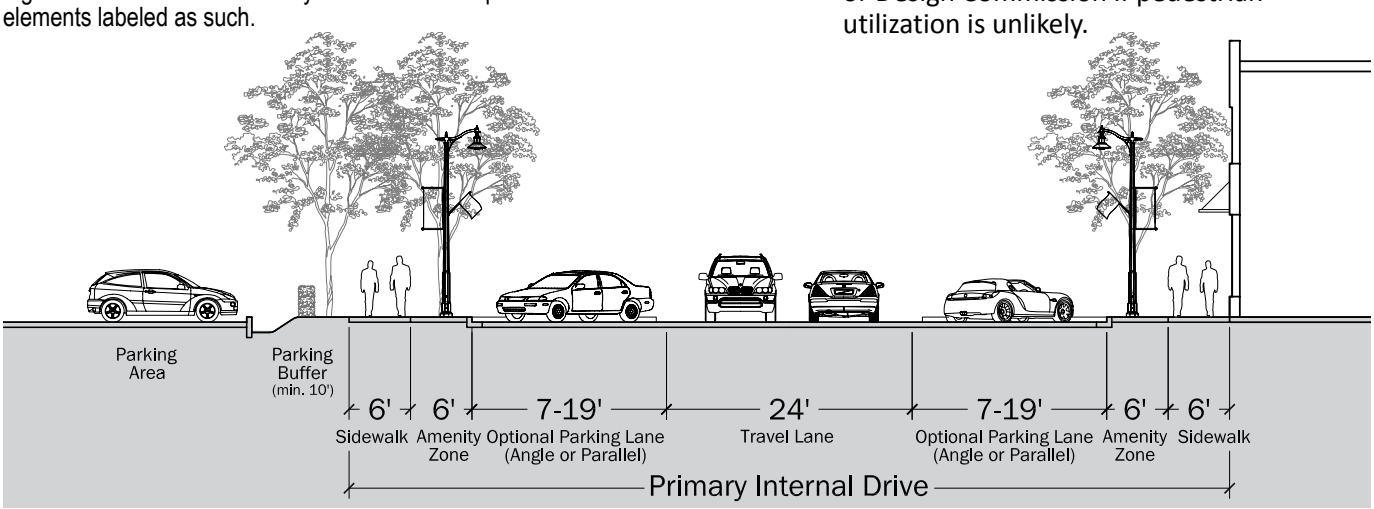
Fig. A.2.D.1: An internal public street with design elements which enhance the pedestrian experience.

3. Major landscape divisions, when used as a substitute for public streets or primary internal drives, shall be of sufficient dimension and design to visually divide the parking area.

D. **Design Standards:**

1. Public streets shall be designed to Public Works Standards.
2. When sites are required to utilize primary internal drives by **Section 7.0603(A)(1)(D)**, the following standards shall apply:
   Primary internal drives shall consist of: a twenty four (24) foot two-way drive lane; a sidewalk no less than six (6) feet in width and an amenity zone no less than six (6) feet in width shall be provided on each side of the drive.
   a. Drive lanes may be required to be a minimum width of twenty six (26) feet to accommodate emergency vehicles as determined by the Manager or Design Commission.
   b. Where primary internal drives are not adjacent to buildings, the amenity zone and sidewalk may each be reduced to five (5) feet in width if space limitations prohibit wider dimensions as determined by the Manager or Design Commission.
   c. A sidewalk on a primary internal drive which abuts a side or rear property line and does not abut a public right of way may be eliminated at the discretion of the Manager or Design Commission if pedestrian utilization is unlikely.

Fig. A.2.D.2: Section of Primary Internal Drive. Optional elements labeled as such.



2. Internal Circulation: Public Streets and Primary Internal Drives, continued

d. Shade (canopy) trees on primary internal drives shall be planted in the amenity zone at an average tree spacing of thirty (30) feet. The amenity zone shall allow infiltration within six (6) feet of trees, through techniques such as permeable paving, tree grates or landscaped areas. Structural soil, Silva Cells or root channels shall be provided in the infiltration area of the amenity zone when paved. All trees planted on the primary internal drives shall be selected from the City of Gresham Approved Street Trees list.

e. Lighting along primary internal drives shall be provided and not exceed twenty five (25) feet in height. Illumination levels are specified in **Section 7.0603(A)(9)(D)**.

f. Primary internal drives may include a landscaped median, bicycle lanes and other features at the discretion of the Manager or Design Commission.

g. Primary internal drives may include angled or parallel parking stalls. Angled parking stalls shall extend no more than nineteen (19) feet from the curb and parallel stalls shall extend no more than seven (7) feet from the curb. Parking on primary internal drives shall be at locations approved by the Manager or Design Commission. Reverse angled parking (back in angled parking) may be permitted in conjunction with a boulevard or median at the discretion of the Manager or Design Commission.

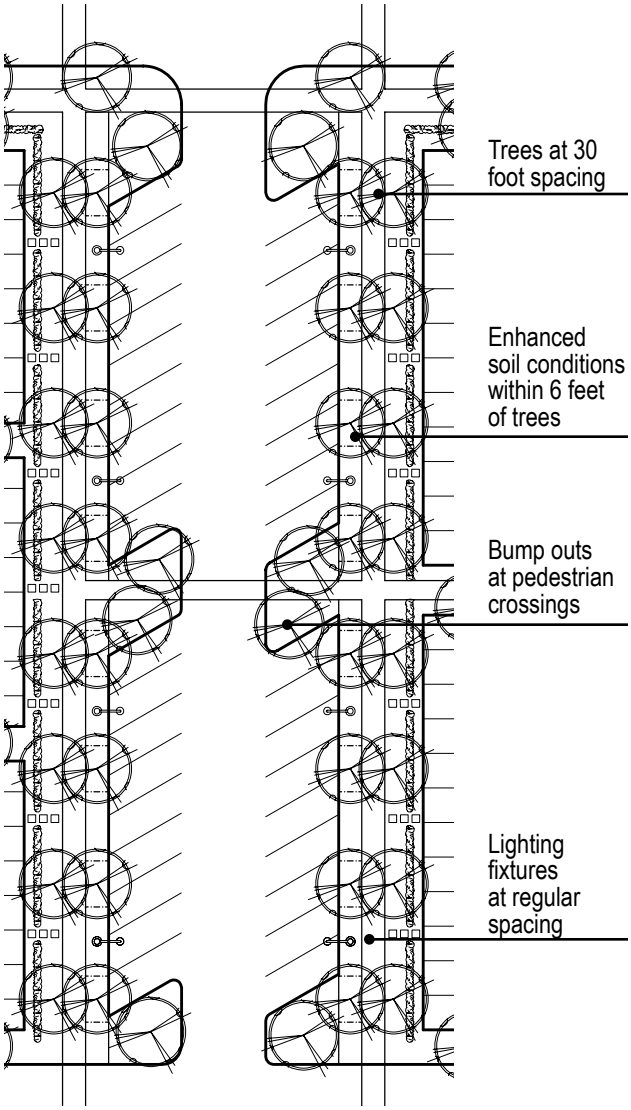


Fig. A.2.D.2(2): Plan of Primary Internal Drive showing optional angle parking.

Fig. A.2.D.2(3): Elevated view looking down a primary internal drive (optional angle parking shown).

2. Internal Circulation: Public Streets and Primary Internal Drives, continued

Fig. A.2.D.2.H.1: Amenity zone featuring a stormwater infiltration area and paved connections between parallel parking stalls and the sidewalk.

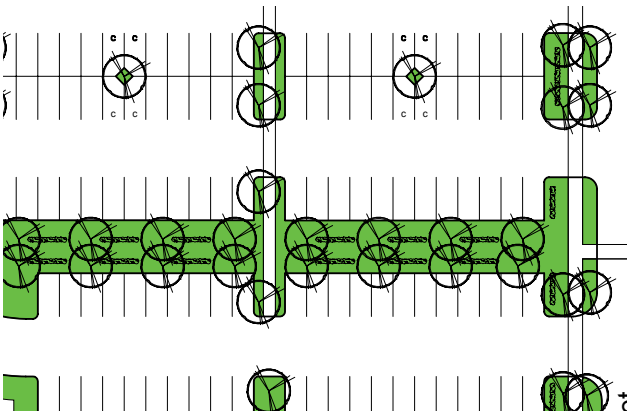
h. When primary internal drives include parking:
   1. The amenity zone shall allow frequent connections between parking stalls and the sidewalk. At least one (1) paved connection shall be provided between street trees. Paving shall match or accent the sidewalk, using concrete, paving which allows stormwater infiltration or pavers as approved by Manager or Design Commission.
   2. Bump outs which extend the depth of the parking lane shall be provided to lessen crossing distances where pedestrian routes cross drive primary internal drives, such as at intersections and at mid-block crossings. Landscaped areas that do not interfere with clear vision requirements and stormwater infiltration areas may be included in areas of the bump outs not required for pedestrian use.

i. Where no parking abuts the amenity zone, the amenity zone may be landscaped instead of paved.

j. Crosswalks shall be provided on primary internal drives where pedestrian circulation routes cross vehicular ways. Crosswalks shall receive enhanced paving that creates a visual distinction between the crosswalk and the surrounding surfaces, such as scored concrete, colored and stamped concrete, brick, stone or concrete pavers or other high-quality material as approved by the Manager or Design Commission. Striping shall not be an acceptable method of creating visual distinction.

3. When used as a substitute for a primary drive aisle as provided for in Block Structure, major landscape divisions shall consist of a twenty four (24) foot landscaped area planted with trees, shrubs and ground cover.
   a. This area may be designed to allow for stormwater infiltration.
   b. A pedestrian walking path may be integrated into this area and, at the discretion of the Manager or Design Commission, may be required if it improves circulation within the site.

Fig. A.2.D.3: Major landscape division used as a substitute for a primary internal drive



3. Building Placement and Frontage Requirements

A. **Intent:** To ensure buildings are placed in appropriate locations, thereby defining the street, creating a comfortable pedestrian environment and minimizing the visual impact of parking from primary streets.

B. **Applicable Commercial Design Principles from Section 7.0602:**
   A. Accessibility
   B. Activity
   C. Building and Site Orientation
   D. Parking
   E. Public Spaces

C. **Design Guidelines:**

1. In order to create a consistent and cohesive building edge which defines the public space and creates an inviting and accessible pedestrian environment, buildings shall be placed close to the street and shall occupy sufficient street frontage to create a pedestrian friendly environment. Buildings not located along existing frontages shall be placed close to and concentrated along primary internal drives.
2. Buildings or public spaces shall be placed at intersections of public streets in order to create inviting pedestrian environments.
3. Parking shall be located to the side, interior or rear of the site and shall not dominate the public street frontages.

Fig. A.3.C.1.A: Buildings at the street edge enhance pedestrian spaces.

Fig. A.3.C.1.B: Frontage at the intersection occupied by a building.

Fig. A.3.C.1.C: Parking develop along the side of a building and not dominating the street.

3. Building Placement and Frontage Requirements, continued

Fig. A.3.D.1: Diagram illustrating building frontage standards

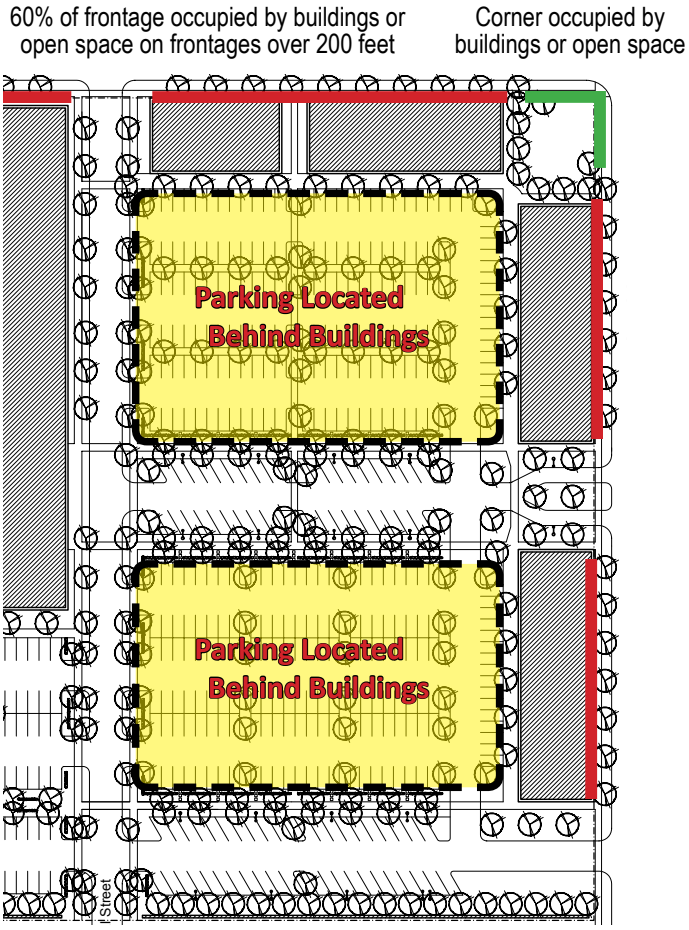


Fig. A.3.D.1.B: Open spaces located at the street may count toward frontage requirements.

D. **Design Standards:**

1. Frontage on existing public streets shall be occupied by building facades as follows:
   a. Frontages two hundred (200) feet or less shall be occupied by building facades for a minimum of forty percent (40%) of the frontage length, as measured by the length of buildings present between the minimum and maximum setback (setback zone).
   b. Frontages greater than two hundred (200) feet shall be occupied by building facades for a minimum of sixty percent (60%) of the frontage length, as measured by the length of buildings present within the setback zone.
2. Buildings and/or publicly accessible open spaces shall occupy one hundred percent (100%) of the street frontage at existing street intersections for a minimum of forty (40) feet as measured by the length present within the setback zone. If a publicly accessible open space is present at an intersection, its internal site edges shall be lined by buildings for no less than eighty percent (80%) of their length; however if a connection through the open space is required, a ten (10) foot walkway shall be allowed if otherwise prevented by the frontage requirement, at the discretion of the Manager or Design Commission.
3. Parking shall be located on the side, interior or rear of the site and shall not be present along existing public street frontages for more than thirty percent (30%) the street frontage.
4. At the discretion of the Manager or Design Commission, Auto-Dependent Uses may utilize alternative features in conjunction with the primary structure to count toward the building frontage requirement. Canopies located within the setback zone which are associated with these uses may count toward the frontage requirement if used with a decorative masonry wall thirty six (36) inches in height. Other alternative features may include pergolas or arcades and shall be reviewed by the Manager or Design Commission.

3. Building Placement and Frontage Requirements, continued

5. Internal public streets created as part of the development do not have a building frontage requirement for the initial development. Subsequent building development including redevelopment and intensification of the site shall comply with building frontage requirements on internal public streets.
6. Space attributable to newly created public streets and primary internal drives which are required as part of the development shall not count toward the total street frontage length.

Fig. A.3.D.1.D: Alternative features, such as a gas station canopy, may count toward the frontage requirement.

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4. Building Orientation and Entries

A. **Intent:** Buildings are oriented appropriately to enhance pedestrian accessibility and place the most visually interesting facade in public view.

B. **Applicable Commercial Design Principles from Section 7.0602:**
   A. Accessibility
   B. Activity
   C. Building and Site Orientation
   H. Safe Design

C. **Design Guidelines:**

1. All buildings shall be oriented toward and accessed from the street. If a building has frontage on more than one street, it shall be oriented and designed to provide reasonable pedestrian access along the most active street frontages.
2. Buildings, if located on a corner, shall orient an entry to the intersection of public streets.
3. Buildings with long street frontages or multiple street-facing tenant spaces shall provide additional entries to ensure reasonable pedestrian access and improve the appearance of the building and the public realm.
4. Buildings located at the rear of the site shall provide entries that correspond with pedestrian circulation routes, such as the intersection of public streets, primary internal drives and other pedestrian connections.
5. Mixed-use buildings shall have distinct entries for each use.
6. Entries shall be operable unless they create an undue hardship on the business, such as a lack of on-street parking serving the business, lack of storage or service space in the building or unresolvable security issues.

Additional guidelines applicable to buildings greater than thirty thousand (30,000) square feet:

7. When a building faces multiple streets, entries shall be provided on multiple frontages to enhance the accessibility and walkability of the development.

Fig. A.4.C.1: A commercial building with an entry facing the primary street on which it's located.

Fig. A.4.C.3: Frequent customer entries create attractive buildings and pedestrian spaces and increase accessibility.

4. Building Orientation and Entries, continued

Fig. A.4.D.2: A corner entry which provides access from and addresses both street frontages.

Fig. A.4.D.3.A: A large commercial building with multiple street facing entrances.

Fig. A.4.D.3.B: Multi-tenant building at the street edge with multiple street facing entries.

D. **Design Standards:**

1. Each building shall provide at least one entry facing the primary street on which the building is located. The primary street shall be the street of highest classification or as determined by the Manager or Design Commission.
2. If a building is located at the intersection of two (2) streets classified as a principal arterial, arterial, boulevard or Transit Street, an entry shall be located on the building corner facing the intersection.
3. Additional entries on a single building facade shall be required as follows:
   a. When a building facade faces a public street or a primary internal drive and its length exceeds three hundred (300) feet, the building shall provide at least two (2) operable entries on that street-facing facade.
   b. When a multi-tenant building facade exceeds one hundred twenty (120) feet in length with multiple tenant spaces located at the street edge, a minimum of two (2) entries shall be provided on that facade. At the discretion of the Manager or Design Commission, a covered breezeway through the building may count as one (1) entry for the purposes of this requirement.
4. Buildings located at the rear of the site along public streets or primary internal drives shall provide operational entries as noted in Standards (1), (2) and (3) above. Entries shall provide connections to pedestrian circulation routes.
5. When part of a mixed-use building, residential and other non-retail commercial uses shall have a distinct entry that is not shared with a retail use. A shared lobby space may serve multiple users of the same type. Required residential and non-retail entries shall be on and face a public street and may count toward the building entry requirement.
6. All entries to commercial spaces required by this Code shall be open to the public during all business hours.

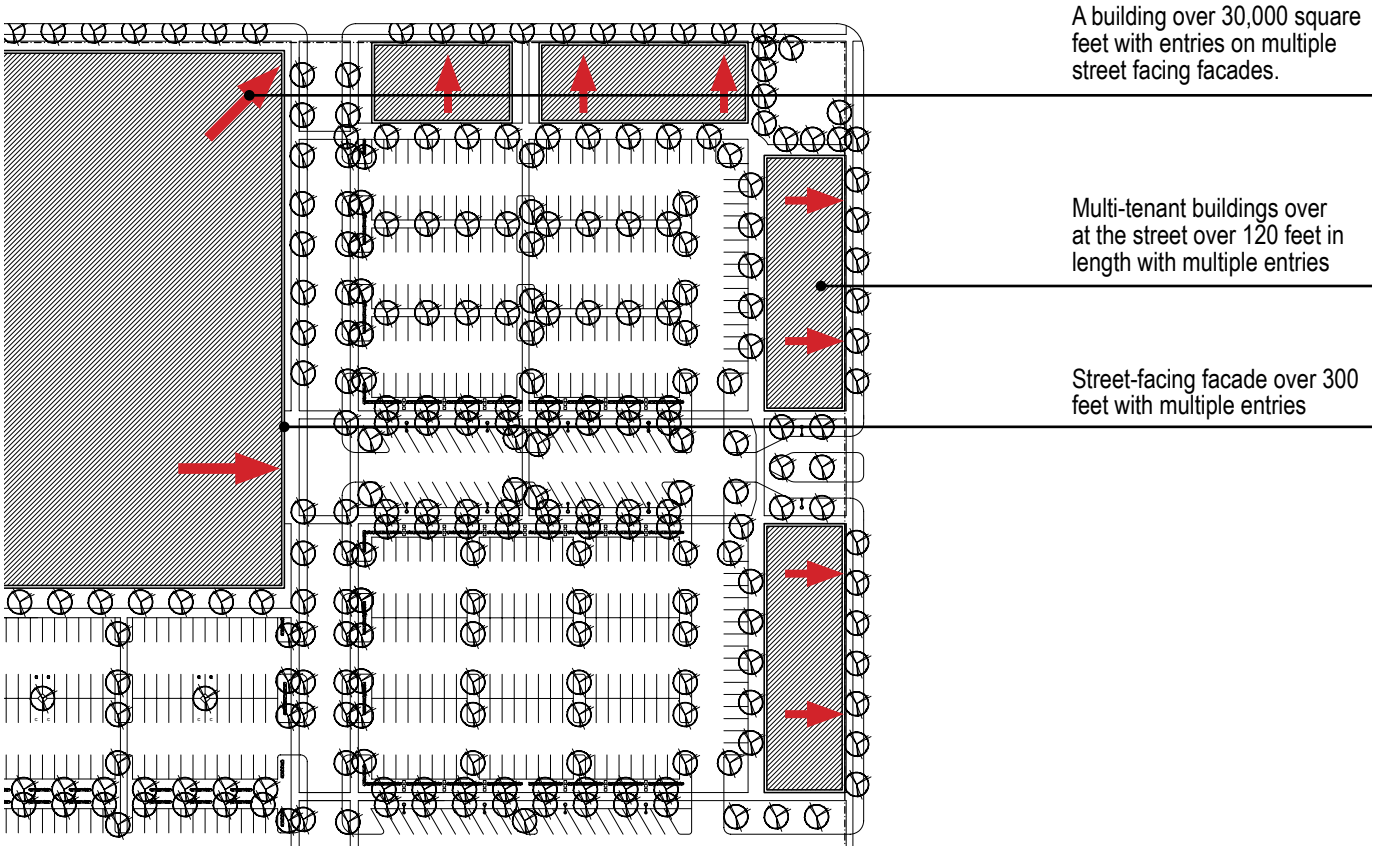
4. Building Orientation and Entries, continued

Additional standards applicable to buildings greater than thirty thousand (30,000) square feet:

7. Each building shall provide at least one (1) entry on each street frontage it faces except as follows:
   a. If the building has three (3) street frontages, the building shall have a minimum of two (2) frontages with operational entries; and
   b. If the building has four (4) or more street frontages, the building shall have a minimum of three (3) frontages with operational entries.
   c. Corner entries facing two (2) street frontages shall count as an entry on each frontage.

Fig. A.4.D.7: A large commercial building utilizing a corner entry to provide access from both streets.

Fig A.4.D: Site diagram illustrating potential entry configuration of multiple buildings on a site.



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5. Publicly Accessible Open Space

A. **Intent:** Publicly accessible open spaces, which are developed as a focal point of large commercial development, encourage pedestrian activity in highly visible locations.

B. **Applicable Commercial Design Principles from Section 7.0602:**
   B. Activity
   E. Public Spaces
   F. Landscaping
   G. Sustainability

C. **Design Guidelines:**

1. Publicly accessible open spaces may count toward building frontage requirements and allow for greater building setbacks when they are developed for public use, located in highly visible areas and designed to encourage and concentrate activity. Publicly accessible open spaces shall be in close proximity to operable building entries and contain pedestrian connections through the space. Public spaces can be located between a building and the sidewalk, so long as active ground floor uses are accessible to and from the space and if the desired street wall and/or commercial continuity is not adversely impacted by the presence of this space.
2. Publicly accessible open space shall include a variety of public spaces, both hardscaped and landscaped, such as on-site plazas, interior courtyards, patios, terraces and gardens. Public spaces shall incorporate features that advance sustainable principles, such as use of gray water, solar collection for powering pumps or lighting, rain gardens, pervious paving, containers for recycling, and benches made from recycled materials. Public spaces shall include focal points such as art sculpture, water features, pavilions, seating areas, specimen plants, unique paving, or unusual lighting. When possible, theses spaces shall take advantage of and preserve any natural features on the site and be designed to accentuate view corridors.
3. Publicly accessible open space size. The standard of **Section 7.0603(A)(5)(D)(3)** shall generally be met to create a functional, attractive pedestrian space. Unique design configurations may be acceptable if they meet the intent of the publicly accessible open space to encourage pedestrian activity.

Fig. A.5.C.1: An open space which provides connections between the building and the sidewalk.

Fig. A.5.C.2: An open space enhanced by landscaping and seating ledges.

Fig. A.5.C.2(2): Open spaces shall incorporate sustainable features such as rain gardens and LED lighting.

5. Publicly Accessible Open Space, continued

Fig. A.5.D.1: Open spaces allow for increased building setbacks and may count toward the frontage requirements. The space features decorative paving and trees to enhance its appearance.

Fig. A.5.D.1.C: Entries facing onto open spaces encourage their utilization and activate the spaces.

Fig. A.5.D.2: A water feature utilized as a focal point of the space.

D. **Design Standards:**

1. Publicly accessible open spaces may be utilized to create an increased setback and may count toward the required building frontage, up to twenty percent (20%) of the required building frontage length, as specified in 7.0603(A)(3)(D) when:
   a. Placed next to or in front of a building setback no more than forty (40) feet from the right of way. When located between a building and a sidewalk, direct pedestrian access shall be provided to the abutting building.
   b. The space contains vertical elements which screen parking and define the street edge.
   c. A building entry faces and abuts the space or is located no greater than eighty (80) feet from the space, measured by walking distance, in order to promote activity in the publicly accessible open spaces.
2. Publicly accessible open spaces shall incorporate the following:
   a. At least thirty percent (30%) of the area shall be planted with trees, shrubs, groundcover and perennial landscape plantings.
   b. At least thirty percent (30%) of the area shall be hardscaped with decorative paving.
   c. At least one bench or seating unit for each two hundred (200) square feet of area (seating may be grouped into benches or ledges).
   d. Pedestrian-scaled lighting fixtures no taller than eighteen (18) feet.
   e. One element with sustainability attributes (such as but not limited to rain gardens, solar powered lights or equipment, pervious paving or benches made from recycled materials).
   f. Artistic design elements such as decorative paving patterns, ornamental art features, creative lighting elements, etc.
3. Publicly accessible open spaces shall have a minimum width of thirty (30) feet and a minimum depth of twenty (20) feet unless otherwise approved by the Manager or Design Commission due to site constraints.

6. Parking

A. **Intent:** Parking areas shall be designed to minimize and mitigate their negative visual and environmental impacts.

B. **Applicable Commercial Design Principles from Section 7.0602:**
   C. Building and Site Orientation
   D. Parking
   G. Sustainability
   I. Impact Mitigation

C. **Design Guidelines:**

1. Parking shall be located and configured to minimize its visual impact from street frontages.
2. Parking shall be set back from the street right-of-way and shall include a landscaped buffer to minimize its visual impact from the street and create a pedestrian-friendly street edge. Parking shall not be located at highly visible locations of a site, such as at a street corner.
3. In order to minimize the size of off-street parking areas, provide convenient short-term parking in front of commercial developments and provide additional protection for pedestrians, the development of on-street parking on appropriate street types is encouraged. New on-street parking may count towards the minimum parking requirements as determined by the Manager or Design Commission.
4. Parking areas shall provide appropriate separation, utilizing either landscaping or pedestrian walkways, from building walls.

Fig. A.6.C.1: Parking located on the side of a building and screened from the street to minimize its visual impact.

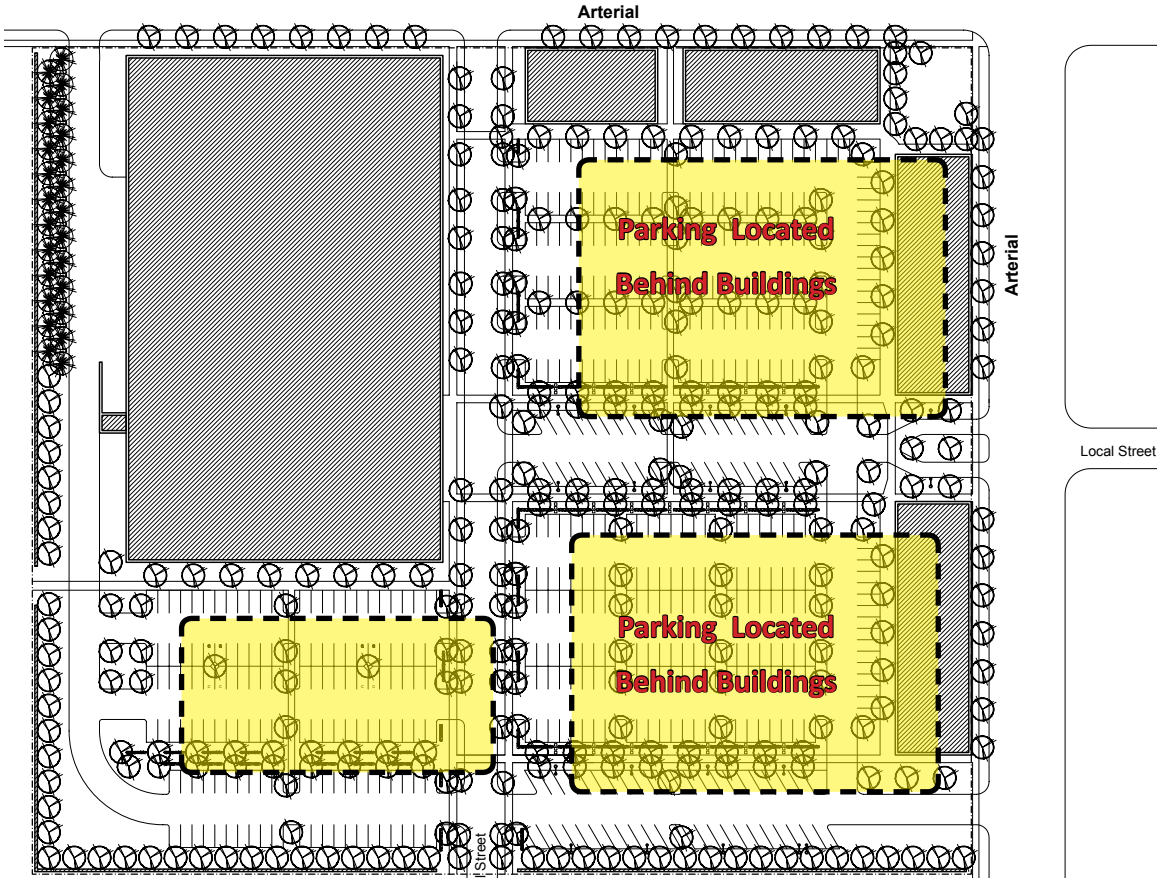
Fig. A.6.C.2: Parking set back from the street and buffered by landscaping.

6. Parking, continued

D. **Design Standards:** In addition to regulations found in **Section 9.0800** (except 9.0823 and 9.0824), the following standards apply:

1. Parking shall be located behind or on the side of buildings.
2. Parking shall not be located closer to the street right of way than ten (10) feet or the adjacent building facade setback, whichever is greater. The space between the parking and the street right-of-way shall be landscaped per **Section 7.0603(A)(7)(D)(3)**.
3. Parking along new public streets (on-street parking) created as part of the development shall be exempt from the provisions of (2) and above and may count toward the minimum parking requirement at the discretion of the Manager or Design Commission.
4. Parking areas shall be separated from exterior walls of a structure by a minimum five (5) foot landscaped planting bed or pedestrian walkway.

Fig A.6.D.1: Potential site design showing appropriate parking configurations.



7. Landscaping

A. **Intent:** To utilize landscape features to improve the appearance of commercial sites, provide opportunities for stormwater management and minimize heat islands.

B. **Applicable Commercial Design Principles from Section 7.0602:**
   D. Parking
   F. Landscaping
   G. Sustainability
   H. Safe Design
   I. Impact Mitigation

C. **Design Guidelines:**

1. Licensed Design Professional. The landscape plan shall be created by a licensed design professional such as a Landscape Architect, Architect or Civil Engineer. The landscape plan shall exhibit the following characteristics:
   a. The overall design of the site and the design of the proposed landscape materials shall achieve unique, attractive and significant landscaping on the site as a whole;
   b. The proper type, spacing, height, placement and location of plant materials shall be provided to ensure that the intent of this ordinance is met;
   c. The choice and selection of plant materials shall insure that root systems will not interfere with public utilities and so that fruit and other debris, except leaves, will not constitute a nuisance within public rights-of-way or to abutting property owners;
   d. The choice and selection of plant materials shall ensure that the type of plantings selected will be of a type that will survive and thrive in the area in which they are to be located; and
   e. The proper relationship between deciduous and evergreen plant materials shall exist so as to ensure that the desired buffering effect will be accomplished.
2. Site Landscaping. The standard of **Section 7.0603(A)(7)(D)(2)** shall be met.

Fig. A.7.C.2: Landscaping throughout the site contributes to the aesthetic appeal of the development.

Fig. A.7.C.2(1): Entry landscaping improves the appearance of active pedestrian spaces.

Fig. A.7.C.2(3): Variety of plant material at different scales adds visual richness to landscaped areas.

7. Landscaping, continued

Fig. A.7.C.3: Landscaping in the parking area improves the appearance of these spaces and minimizes heat gain.

Fig. A.7.C.3.(2): Landscaping adjacent to parking stalls minimizes their visual impact.

Fig. A.7.C.3.D: Enhanced landscaping at the entry to the parking area.

3. Parking Area Landscaping:
   a. Parking areas shall include landscaping of sufficient quantity and size in order to minimize the visual impact of the parking area, provide opportunities for stormwater management, and reduce the heat island effect of the area.
   b. Canopy Tree Quantity and Size. The standard of **Section 7.0603(A)(7)(D)(3)(b)** shall be met.
   c. Plant materials shall be protected from damage by vehicles.
   d. Additional landscaping shall be provided at the parking area entries, enhancing the appearance of highly visible areas.
4. Parking Area Perimeter Screen Landscaping: Parking areas shall be buffered from streets and primary internal drives with landscaping that provides definition to pedestrian areas and screens parking.
   a. The dimension of the parking lot landscape buffer shall be adequate to screen the parking and mitigate its visual impact from the street.
   b. Perimeter screening shall be layered to provide visual interest, definition of pedestrian areas and screening at various heights.
   c. Clear Vision. To ensure natural surveillance of the parking area, clear visibility shall be established between the heights of three (3) and six (6) feet. The standards of **Section 7.0603(A)(7)(D)(4)(c)** shall be met.
   d. Small breaks in the screening shall be provided to allow pedestrian access between the parking area and the sidewalk.
5. Internal Parking Landscaping
   a. Clusters of Stalls: The standards of **Section 7.0603(A)(7)(D)(5)(a)** shall be met.
   b. Within parking areas, landscaped rows or islands shall be present in parking areas at sizes which foster healthy tree growth and create opportunities for stormwater infiltration. Spacing of landscaped features shall be sufficient to visually divide the space and shade pavement.

7. Landscaping, continued

c. Landscaped islands that terminate a row of parking shall provide definition to the parking area when abutting a large building internal to the site.

d. Landscaped islands and rows shall contain appropriate ground-level planting materials.

e. Landscaped Island Dimensions. The standards of **Section 7.0603(A)(7)(D)(5)(e)** shall be met.

6. Buffing and Screening: Site boundaries abutting less intensive uses shall be buffered in a manner that minimizes impacts on adjacent properties.

7. Landscape Maintenance: The standards of **Section 7.0603(A)(7)(D)(7)** shall be met.

D. **Design Standards:**

1. A professional licensed Landscape Architect shall complete and stamp the landscape plan for the development. Landscape plans for stormwater facilities may be designed by either a licensed Landscape Architect or a licensed Civil Engineer.

2. Site landscaping:

   a. A minimum of 15% of the gross site area shall be landscaped in the Community Commercial and Moderate Commercial districts. A minimum of 20% of the gross site area shall be landscaped in the Corridor Mixed Use district.

   b. Setback areas shall be landscaped except for those setback areas occupied by Publicly Accessible Open Spaces designed in accordance with **Section 7.0603(A)(5)(D).**

   c. Landscaping, including parking area landscaping and buffering, shall be planted at sizes no less than the following:

      1. Deciduous canopy trees shall be a minimum of two and one-half (2.5) inch caliper size and shall be balled and burlapped;

      2. Deciduous ornamental trees shall be a minimum of two (2.0) inch caliper size and shall be balled and burlapped;

      3. Evergreen trees shall be a minimum of six (6) feet in height and shall be balled and burlapped;

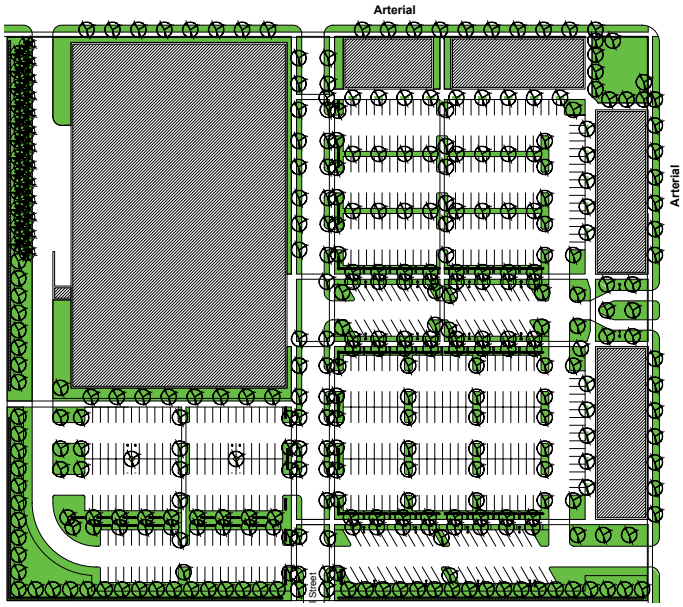


Fig. A.7.D.2: Diagram showing landscaped areas which count toward the site landscaping requirement.

Fig. A.7.D.2(1): Landscaping at the front of the buildings enhances the appearance of these areas.

Fig. A.7.D.2.C: Landscape material at sufficient sizes to make a significant visual impact.

7. Landscaping, continued

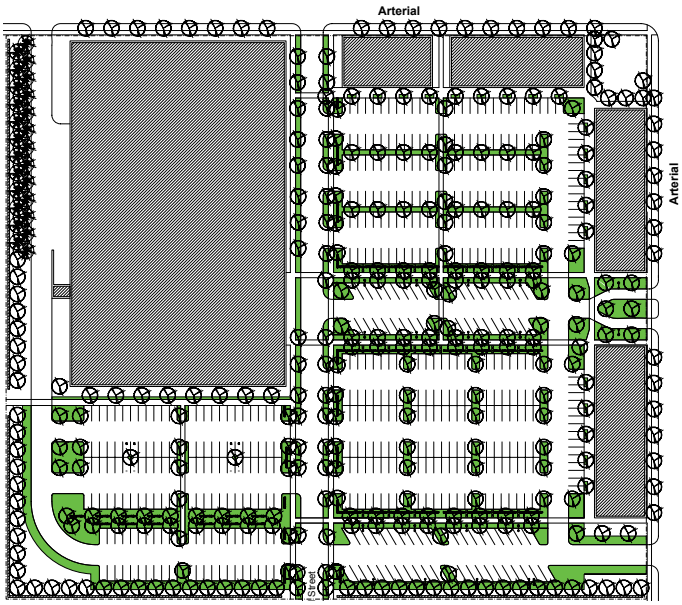


Fig. A.7.D.3: Diagram showing landscaped areas which count toward the parking area landscaping requirement.

Fig. A.7.D.3(1): Landscaping in a parking area which includes trees, shrubs and other ground-level plantings.

4. Evergreen and deciduous shrubs, with the exception of dwarf shrubs such as boxwood, must be a minimum of twenty-four (24) inches high from finished grade and a minimum of one (1) gallon size at planting;
5. Perennials shall be a minimum of one (1) gallon size; and
6. Ground covers shall be well rooted in either flats or a minimum of one (1) gallon pots.

3. Parking Area Landscaping: All Areas
   a. The minimum percentage of parking area landscaping shall be fifteen percent (15%).
      1. Landscaped areas counting toward this requirement shall include parking area perimeter buffers, landscaped islands or rows, major landscape divisions, landscaping on internal public streets or primary internal drives and all other landscaped areas that are located within ten (10) feet of parking modules or stalls.
      2. A minimum of seventy percent (70%) of all landscaped area shall be covered with trees, shrubs and continuous ground cover (lawn, low evergreen shrubs or evergreen ground cover). Landscaped areas which include stormwater infiltration areas shall utilize appropriate plant materials.
   b. A minimum of one (1) tree shall be planted for every six (6) parking stalls in the parking area. Required trees in the parking area shall be canopy trees capable of reaching thirty-five (35) feet in height and spread at maturity.
   c. All parking area landscape shall be designed to ensure vehicles do not make contact with plant materials, utilizing overhang distances no less than two (2) feet when abutting shrubs or three (3) feet when abutting trees. Wheel stops may be used in place of overhang distances.
   d. Parking area entries shall include a landscaped strip with trees at spacing no greater than thirty feet and shrubs.

7. Landscaping, continued

Amenity zone plantings on primary internal drives shall count toward this requirement, if present.

4. Parking Area Landscaping: Perimeter Screening
   a. When located adjacent to a public street or primary internal drive, the parking area shall be buffered by a landscaped edge no less than ten (10) feet in width consisting of trees, shrubs, decorative fencing or walls and ground level plantings in a layered configuration (**Fig. 7.0603(A)(7)(D)(4)**). This buffer shall be located adjacent to the sidewalk of the public street or primary internal drive. Decorative fencing or walls may be included in place of required shrubs in the landscape buffer. When located adjacent to a primary internal drive or internal public street created as part of the development, the landscaped edge may be reduced to six (6) feet, if space limitations prohibit a wider buffer as determined by the Manager or Design Commission.
   b. The landscaped edge shall consist of ground level planting beds adjacent to the sidewalk, trees planted at the thirty (30) foot spacing, and a continuous shrub or site-obscuring decorative fencing or garden wall. Walls and fences shall be built to a height of thirty-six (36) inches and shrubs shall be maintained at this height to allow surveillance of the parking area. An alternate parking lot perimeter screen landscaping may be approved by the Manager or Design Commission. This landscaping shall count towards the parking lot landscape requirements in **Section 7.0603(A)(7)(D)(3)**.
   c. Landscaping shall allow clear vision into the parking area between the heights of three (3) and six (6) feet to allow for natural surveillance.
   d. Breaks in the shrubs, fence or wall which allow for visual access shall occur every thirty (30) feet and shall not exceed three (3) feet in width. Where landscaped islands abut the parking perimeter screening, a break in the shrubs, fence or wall shall occur and provisions for pedestrian connections shall be provided, at the discretion of the Manager or Design Commission.

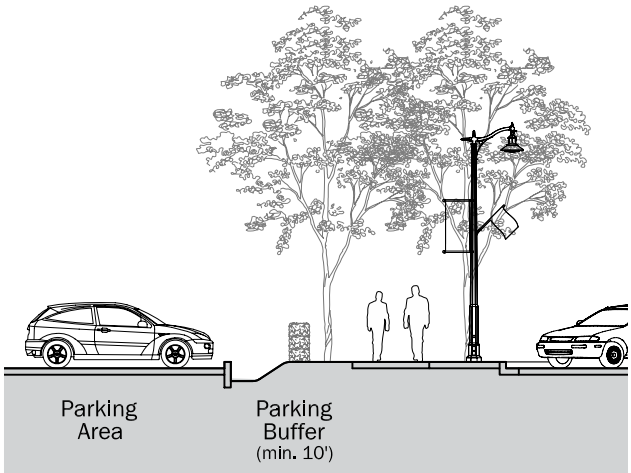


Fig. A.7.D.4: Potential design of the parking area perimeter screening landscaping, with ground level plantings, trees and shrubs. A bioswale (optional) is shown and may be included in the perimeter screening.

Fig. A.7.D.4(1): Perimeter screen using a masonry wall

Fig. A.7.D.4(2): Perimeter screen using shrubs and other plantings.

7. Landscaping, continued

Fig. A.7.D.5: Internal parking landscaping visually reduces the scale of the parking area and shades hardscapes to reduce heat islands.

Fig. A.7.D.5.B.1: Landscaped row visually divides the parking areas while potentially providing space for stormwater management.

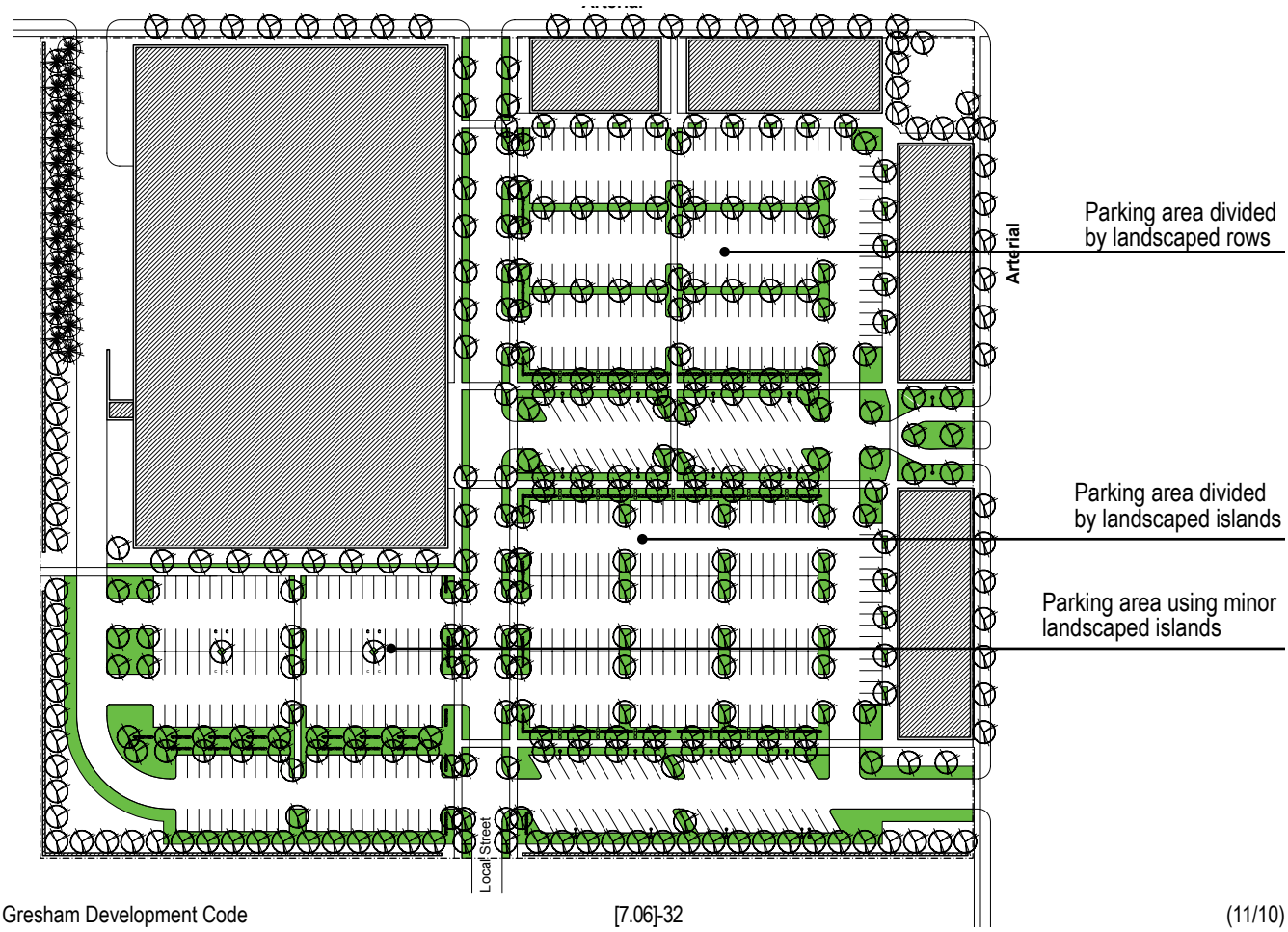
5. Parking Area Landscaping: Internal
   a. Internal parking landscaping, including landscape rows and islands, shall divide the parking area into clusters of stalls not to exceed fifty (50) spaces.
   b. Developments shall utilize a series of landscaped islands and/or landscaped rows between parking modules.
      1. Landscaped rows shall be present between parking modules and have a width not less than six (6) feet. Trees shall be planted on rows at spacing no greater than thirty (30) feet. Row-end islands shall be required with this option; or,
      2. Internal landscaped islands shall be present within the parking area at the end of parking rows and locations along the length of the rows with an average spacing no greater than one (1) landscaped island every twelve (12) spaces. Additional islands may be required to meet the parking area landscape standards.
         a. Internal landscaped islands shall have a width of no less than nine (9) feet and have a minimum length equal to that of adjacent parking stalls less one (1) foot.
         b. Landscaped islands shall be planted with a minimum of one tree and may be designed to function as stormwater infiltration areas. Trees shall have a minimum clear trunk height of nine (9) feet at maturity.
         c. Minor landscaped islands may be placed between required landscaped islands to increase canopy coverage and landscaping within the parking area. Each minor landscaped islands shall include one planted tree and be no less than six feet (6) on each side and may be rotated forty-five (45) degrees to integrate with compact parking stalls.

7. Landscaping, continued

c. When parking modules terminate into a drive aisle that does not contain parking and is adjacent to the front of a building over thirty thousand (30,000) square feet, the landscaped end islands at the terminus of the parking row shall define the parking area with the following standards:
   1. The landscape end islands shall be a width of no less than eighteen (18) feet and have a depth equal to that of adjacent parking stalls.
   2. The landscaped end islands shall include at least two (2) canopy trees per landscape end island.
   3. Landscaped end islands may include a walkway within the required depth.
   4. The paved area in the drive aisles between the landscaped end islands shall be clearly marked with contrasting

Fig. A.7.D.5.C: Well-landscaped row end islands define the parking area and drive aisles, creating an attractive condition.

Fig. A.7.D.5.B: Potential site design illustrating parking areas using landscaped rows and landscaped islands.



7. Landscaping, continued

Fig. A.7.D.7: Well maintained landscaped areas present a neat and orderly appearance.

Fig. A.7.D.7(1): Well maintained landscaped areas present a neat and orderly appearance.

slip resistant paving materials when a walkway extends through the landscaped end islands.

d. Evergreen ground cover shall cover planting areas not covered by trees or shrubs or utilized for stormwater infiltration.

6. Buffering and Screening Landscaping: Standards for Buffering and Screening landscaping are found in **Section 9.0100** and **Section 7.0603(A)(10)(D)** of this code.

7. Landscape Maintenance. Compliance with the following criteria is required:

   a. Inspections. A City representative will perform a final landscape inspection to ensure that the landscaping demonstrates equivalent compliance with the approved landscape plan upon completion of the project and before issuance of a Temporary or Final Certificate of Occupancy, following a request from the developer. The inspection time period is from March 1 to November 15. If an inspection is requested between November 16 and the last day of February and the landscaping is not complete, or if the applicant requests a Temporary Certificate of Occupancy to occupy one or more buildings on site prior to the landscaping being completed, a financial guarantee shall be provided. This will be based on one hundred ten percent (110%) of the estimated cost of plant materials and labor for the total landscape plan as indicated in a landscape cost estimate. Beginning March 1, the Applicant has one hundred eighty (180) days to complete the items or the City will cash in the amount being held and finish the landscape job.

   b. Establishment Period. The establishment period for the plant material guarantee will begin at the Final Certificate of Occupancy inspection approval and extend to two (2) years from that date. All plantings shall be properly planted as to be in a healthy, growing condition at commencement of the establishment period. At the end of the establishment period, any plantings which are 20 percent (20%) dead or greater shall be replaced.

7. Landscaping, continued

c. Maintenance:
   1. Maintenance of required plantings by the owner shall be carried out so as to present a healthy, neat and orderly appearance, free from refuse and debris.
   2. To insure proper maintenance and as a condition of Final Site Plan approval, the property owner shall enter into and record with the City a Landscape Maintenance Agreement, or include such provisions as part of the developer's agreement or deed, each of which shall be approved by the City Attorney. Such instrument shall identify the minimum plan of maintenance, the person or entity responsible for maintenance, and shall provide the procedure, authority and finance for City cure of breaches by the responsible entity. Such instrument shall also include:
      a. Provisions that all unhealthy and dead material shall be replaced within one (1) year, or the next appropriate planting period, whichever occurs first;
      b. All landscaped areas shall be provided with an automatic and operating irrigation system;
      c. Tree stakes, guy wires and tree wrap are to be removed after one (1) winter season; and
      d. Plantings shall be guaranteed for two (2) years after the Final Certificate of Occupancy inspection approval.
   3. Responsibility and Certificates of Occupancy. The owner of the property subject to the requirements of this Section shall be responsible for installing and maintaining landscaping per the approved final landscape plan as specified in this Section.

Fig. A.7.D.7(2): Well maintained landscaped areas present a neat and orderly appearance.

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8. Pedestrian Circulation

A. **Intent:** To provide safe, comfortable and convenient means of pedestrian movement in commercial developments by connecting building entries, open spaces, streets, transit facilities and parking areas.

B. **Applicable Commercial Design Principles from Section 7.0602:**
   A. Accessibility
   B. Activity
   D. Parking
   F. Landscaping
   G. Sustainability
   H. Safe Design

C. **Design Guidelines:**

1. Sites shall have an integrated pedestrian circulation system which connects important areas of the site and provides dedicated space for pedestrian movements on site.
2. Accessible and Barrier-Free Design: The standards of **Section 7.0603(A)(8)(D)(2)** shall be met.
3. Pedestrian circulation routes shall provide convenient and direct connections between important locations on the site, including building entries, open spaces, parking areas, existing sidewalks and transit facilities.
4. Pedestrian circulation routes shall be present to provide connections to adjacent sites.
5. Walkway Construction: The standards of **Section 7.0603(A)(8)(D)(5)** shall be met.
6. Walkways shall incorporate design elements which prevent vehicles from encroaching and which protect pedestrians.
7. Pedestrian circulation routes shall include sidewalks as well as dedicated routes through parking areas, which ensure safe, convenient and pleasant passage.
8. Additional walkways which are perpendicular to drive aisles shall be present when necessary to access buildings in those areas. These walkways shall provide additional buffering when between adjacent parking stalls. When crossing drive aisles, walkways shall utilize strategies which minimize crossing distances and slow traffic in order to provide safe passage for pedestrians.

Fig. A.8.C.1: A pedestrian circulation system, including sidewalks, connects building entrances and creates an attractive environment.

Fig. A.8.C.1(2): An internal pedestrian circulation route which connects to a public street.

8. Pedestrian Circulation, continued

Fig. A.8.D.5: Visually district paving pattern when a pedestrian circulation route crosses a drive aisle.

Fig. A.8.D.6: A pedestrian circulation route which is separated from parking stalls with curbs, landscaping and illuminated bollards.

D. **Design Standards:**

1. All developments shall include an on-site pedestrian circulation system that provides connections between all adjacent streets, building entries (except service) including those of future buildings, transit stops and facilities, vehicular and bicycle parking areas, public spaces, other amenities on site and other important locations at the discretion of the Manager or Design Commission.
2. The internal pedestrian circulation system shall be barrier-free and meet accessibility standards of the Building Code. Where raised walkways are utilized, curb ramps shall be required on their ends.
3. The system shall provide reasonably direct connections between all destinations and out of direction travel shall be minimized. The pedestrian circulation system shall give priority to providing direct connections between all public streets, transit stops and the primary building(s) or use(s) on the site.
4. Connections to adjacent developments shall occur in accordance with standards in Neighborhood Connectivity and Block Structure **Section 7.0603(A)(1)(D)**.
5. All walkways comprising the pedestrian circulation system shall be hard surfaced and constructed of scored or saw-cut concrete or of decorative paving such as colored and stamped concrete, brick, stone or concrete pavers. Walkways shall be constructed at a consistent height except where crossing vehicular routes and be at least five (5) feet in width. When abutting parking spaces, walkways shall be at least seven (7) feet wide. When adjacent to or crossing vehicular traffic routes, surface materials shall contrast visually with adjoining surfaces.
6. Within the parking area, pedestrian circulation routes shall be separated from vehicular traffic, except where crossing drive lanes and parking stalls, by a raised curb, bollards, landscaping or other features approved by the Manager or Design Commission.

8. Pedestrian Circulation, continued

7. Sidewalks shall be present on all street frontages and primary internal drives as described in **Section 7.063(A)(2)(D)** Internal Circulation: Public Streets and Primary Internal Drives unless deviation is permitted by the Manager or Design Commission.
8. Parking Area Walkways:
   a. Parking area walkways shall be created perpendicular to the drive aisles when the following conditions occur:
      1. Parking areas contain more than one hundred (100) spaces; and
      2. Commercial spaces or other uses on site exist in locations parallel to the parking drive aisle.
   b. Parking area walkways shall have a direct connection to buildings located in spaces parallel to the drive aisle and may be required to cross internal public streets, primary internal drives and major landscape divisions.
   c. Crosswalks shall be provided where parking area walkways intersect primary internal drives or internal public streets. If streets or primary internal drives include parking lanes, bump outs shall be present, extend the depth of parking lanes and follow other standards specified in **Section 7.063(A)(2)(D)**, Internal Circulation: Public Streets and Primary Internal Drives
   d. Parking area walkways shall connect to the on-site pedestrian circulation system, including sidewalks on streets and primary internal drives.
   e. Parking area walkways shall extend no less than three (3) parking modules from the entries of commercial or other uses.
      1. If, after three (3) parking modules, the parking area walkway terminates into a primary internal drive or internal public street, bump outs and a crosswalk shall be provided across the primary internal drive.
      2. If no other sidewalks or walkways are present to access the commercial spaces or other uses, the parking area walkway shall extend to a sidewalk on a public street.

Fig. A.8.D.8.F: A walkway through the parking area featuring trees in grates.

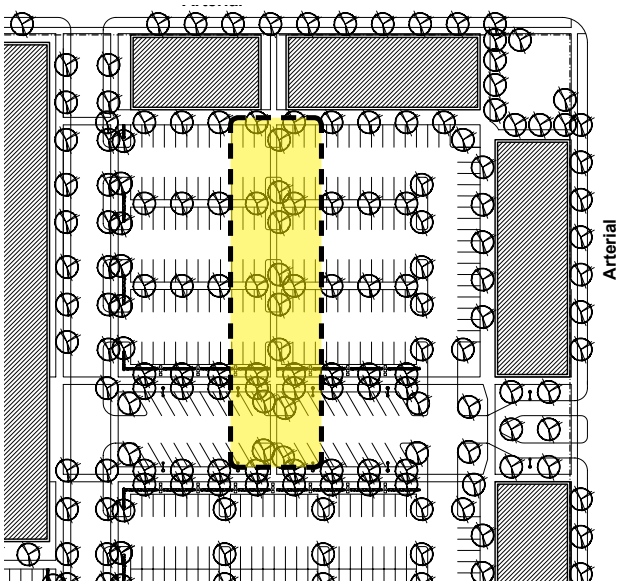

Fig. A.8.D.8: Site diagram illustrating a parking area walkway perpendicular to the parking drive aisles. The walkway extends 3 parking modules and crosses a primary internal drive.

8. Pedestrian Circulation, continued

Fig. A.8.D.8.F(1): A parking area walkway with landscaping on both sides creates and attractive and pleasant passage while ensuring pedestrian safety

Fig. A.8.D.8.F(2): A parking area walkway with landscaping on both sides creates and attractive and pleasant passage while ensuring pedestrian safety

f. Parking area walkways shall be landscaped along their entire length, exclusive of areas where the path crosses drive lanes, in the form of planted islands or planting strips. Landscaped islands which incorporate parking area walkways shall count toward the required parking area landscaped islands. Landscaping along parking area walkways shall total at least six (6) feet in width and individual landscaped areas shall be no less than four (4) feet in width. With required walkway widths, two (2) minimum width configurations are possible:
   1. A seven (7) foot walkway and a single six (6) foot landscaped area on one (1) side, or;
   2. A five (5) foot walkway with a four (4) foot landscaped area on each side.

9. Site Lighting

A. **Intent:** To utilize appropriate lighting fixtures and illumination levels to ensure safety during hours of darkness while providing an attractive visual element of the site design.

B. **Applicable Commercial Design Principles from Section 7.0602:**
   A. Accessibility
   B. Activity
   G. Sustainability
   H. Safe Design
   I. Impact Mitigation

C. **Design Guidelines:**

   1. Lighting fixtures shall provide appropriate illumination levels for all areas of the site, creating inviting spaces and enhancing the safety of the site during evening hours.
      a. Active pedestrian spaces shall be illuminated in hours of darkness.
      b. Lighting fixtures shall not create negative impacts on surrounding properties or unnecessary glare within the site.
      c. Lighting fixtures shall not create unnecessary upward directed illumination which contributes to sky-glow.
      d. Lighting fixtures in pedestrian areas shall be appropriately scaled and placed to contribute to a cohesive and visually pleasing environment.

D. **Design Standards**

   1. The site shall be designed to achieve uniform illumination levels with a minimum glare to adjacent properties in order to create a comfortable and safe environment.
      a. The following areas shall be illuminated during the hours of darkness: primary internal drives; parking areas; service areas; pedestrian walkways; publicly accessible open spaces and building entries.
      b. The following illumination levels plus those stated in the **Table 7.0603(A)(9)(D)(1)** shall act as minimum Standards for all exterior lighting. Maximum average lighting will be governed by the six to one (6:1) ratio of maximum average to minimum

Fig. A.C.1: Primary internal drives shall be illuminated to levels which ensure safety of pedestrians and motorists.

Fig. A.C.1(1): Active pedestrian spaces with appropriately scaled lighting fixtures and illumination levels.

9. Site Lighting, Continued

Fig. A.D.1: Pedestrian Walkways illuminated to safe and comfortable levels without creating excessively bright conditions.

Table 7.0603(A)(9)(D)(1): Site Illumination Values

Use	Illumination (Foot-candles)
Primary Internal Drives	1.0 minimum with an average of 3.5
Parking Areas	0.5 minimum
Loading and Unloading Areas	0.5 minimum
Open Spaces	0.5 minimum with an average of 1.5
Walkways	0.5 minimum with an average of 1.5
Building Entrances - Frequent Use	1.0 minimum with an average of 3.5
Building Entrances - Infrequent Use	1.0 minimum with an average of 2.0

illumination of the surface being lit as stated in the following table. Generally maximum illumination at the property line shall not exceed one-half (0.5) foot candle. However, where a site abuts a non-residential district, maximum illumination at the property line shall not exceed one (1) foot candle. Average foot candles shall be the average amount of light at three (3) feet in height above a surface as determined using a photometric plan with one (1) foot grid spot foot-candle readings. The Manager or Design Commission may modify these levels if such modifications are deemed necessary and appropriate for the use and surrounding area.

c. Developments shall use full cut-off lighting fixtures to avoid off site lighting, night sky pollution and shining lights into residential units. The Manager or Design Commission may choose to waive or alter cut-off requirements of this Section when appropriate historic or decorative fixtures are proposed (e.g. use of decorative up-lighting to illuminate the underside of a canopy or columns on a facade, where a canopy or roof projection restricts the projection of the light into the night sky or the use of bollards). Weather- and vandalism-resistant covers shall protect lighting devices.

d. The minimum light shall be measured in foot-candles at the point of least illumination when measured at three (3) feet above ground level.

e. Light fixtures shall not exceed twenty-five (25) feet in height.

f. Fixtures shall have a cut-off angle of ninety (90) degrees as measured perpendicular to the ground.

g. No direct light source shall be visible at the property line (adjacent to residential) at ground level.

h. With the exception of illuminated bollards, lighting fixtures shall not be placed within the mature canopies of trees or in other locations where illumination levels would be significantly impacted by landscaping.

10. Service and Loading Areas

A. **Intent:** To minimize the negative impacts that required service functions, such as deliveries and trash removal, have on surrounding areas and adjacent properties.

B. **Applicable Commercial Design Principles from Section 7.0602:**
   F. Landscaping
   I. Impact Mitigation

C. **Design Guidelines:**

1. Loading facilities and other service areas shall be located away from public view and public areas of the site to the greatest degree possible and shall minimize visual, acoustic and lighting impacts on surrounding areas.
   a. Walls or liner spaces shall be present at dedicated loading facilities and shall be of sufficient scale to fully conceal and minimize noise from service vehicles.
   b. When loading facilities face a public street, the use of liner spaces as a screening device is encouraged.
   c. Screening walls shall be visually consistent with the building.
2. Service area buffering shall incorporate strategies which provide year-round screening and buffering, such as walls and intensive landscaping. Buffering shall be present along the site perimeter and intensified at service areas to mitigate any potential visual or acoustic impacts on surrounding properties.
3. Solid waste collection areas shall be designed and constructed as permanent elements of the site, utilizing high quality materials and a design that is consistent or complimentary to surrounding buildings.

Fig. A.10.C.1: Service areas located away from public areas of the site.

Fig. A.10.C.3: Dumpster enclosure effectively screened by an enclosure and landscape features.

10. Service and Loading Areas, continued

Fig. A.10.D.1.D: Screening wall of a loading area using similar materials and articulation as the primary structure.

Fig. A.10.D.1.E: Aerial view of a building which use liner spaces to conceal service and loading areas.

D. **Design Standards**

1. Dedicated Loading Facilities
   a. When dedicated loading facilities are required, loading areas shall be located at the rear of the building or in other locations as approved by the Manager or Design Commission. If loading areas cannot be located on the rear of the building, they may be placed along the side of the building and recessed from the front facade a distance which prevents service vehicles from extending onto adjacent walkways. Required loading area dimensions can be found in **Section 9.0840**.
   b. When frequent deliveries coincide with customer hours, the loading and delivery areas shall be separated from parking and pedestrian areas.
   c. Dedicated loading facilities, such as loading docks, shall be screened parallel to the building wall with liner spaces or walls integrated into the building and no less than fourteen (14) feet in height. The liner spaces or walls shall fully conceal service vehicles except at the entry in order to allow for safe vehicular movement while exiting.
   d. Liner spaces and screening walls shall be designed consistently with the remainder of the building and design regulations in **Section 7.0603(B)**.

10. Service and Loading Areas, continued

2. Buffering and Perimeter Site Screening:
   a. Alternative buffer plans, as provided for in **Section 9.0110(F)** shall be approved by the Manager or Design Commission for consistency with stated Design Principles and Guidelines in **Section 7.0603(A)(10)(B) and (C)**.
   b. In addition to buffering and screening requirements specified in **Section 9.0100**, when buffering is required, sites with buildings over thirty thousand (30,000) square feet shall utilize enhanced buffering standards as follows:
      1. A six to eight (6-8) foot masonry wall in place of required fencing, and
      2. A staggered double row of evergreen trees, totaling no less than ten (10) trees per one hundred (100) feet, shall be planted in place of required shade trees along the perimeter buffer within line of site of the opening of the dedicated loading facility. This requirement will be waived if liner spaces are used in place of a screening wall.

Fig. A.10.D.2.B.2: Conifer trees provide year-round screening to service and loading areas.

Fig. A.10.D.2: Site design diagram showing a potential service area configuration.

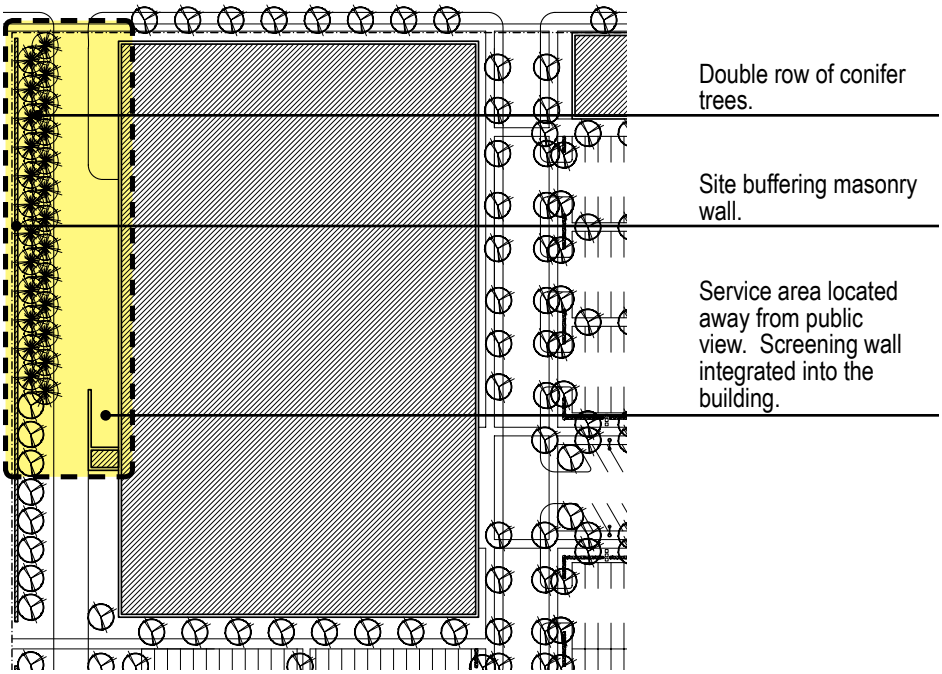

Fig. A.10.D.3: Masonry solid waste enclosure with landscaping.

3. In addition to requirements stated in **Section 7.0212** Solid Waste and Recycling Collection Area, the collection areas shall be entirely screened and enclosed by a masonry wall of at least six (6) feet in height, which is designed using identical materials and detailing as the primary building.

1. Building Rhythm and Facade Articulation

A. **Intent:** To enhance and enliven wall planes with design features which add depth, detail and interest to facades, reducing the visual scale of building facades to the human scale.

B. **Applicable Commercial Design Principles from Section 7.0602:**
J. Building Form and Articulation
K. Building Activity and Glazing

C. **Design Guidelines:**

1. Buildings shall not include long, monotonous, uninterrupted walls and shall utilize design strategies which create depth and add interest to the facade.
2. The building shall utilize design strategies which effectively add depth to the building and wall planes.
   a. Articulating elements shall provide surface relief, depth and shadows to the facade by being recessed or projected.
   b. Changes in building depth shall reinforce and create a consistent street wall.
3. Design elements shall occur at regular spacing which responds to the building module of the building, establishing a rhythm on the facade.
   a. Building articulation shall establish a vertical-orientation in the facade with complimentary horizontal details, visually reducing the scale of the wall into several smaller lengths.
   b. Building articulation shall create a human scale within the building and shall place emphasis on enhancing the pedestrian levels of facades adjacent to streets or parking areas.
   c. Facades shall be designed in a manner that exhibits a storefront character.
   d. Articulating features shall use a combination of changes of materials, plane, fenestration, detailing and the establishment of vertical and horizontal datums.

Fig. B.1.C.1: A well designed building incorporating design strategies to add depth and interest to the facade.

Fig. B.1.C.3.A: Design features create a vertical orientation in the facade.

Fig. B.1.C.3.C: Storefronts create an attractive building edge.

1. Building Rhythm and Facade Articulation, continued

Fig. B.1.D.2.A.1: A series of wall recessions used create depth in the wall plane.

Fig. B.1.D.2.A.2: Several changes in wall plane are used to establish depth in the facade.

Fig. B.1.D.2.A: A combination of projections/recessions and changes in wall plane are used to establish depth.

4. Projecting elements shall be included in the facade at the ground floor to enhance the character of the pedestrian level, provide additional depth in the facade, highlight prominent architectural features and create greater interest on the facade. Projecting elements shall follow a logical and repeating pattern corresponding to building articulation features, such as solar shades mounted over regularly spaced windows, or lighting fixtures or banners mounted to columns or pilasters.
5. Buildings shall feature an architecturally distinct base to address and enhance the meeting of the building and ground. Building bases shall be visually distinct and of a size which achieves visually pleasing and appropriate proportions.

D. **Design Standards:**

1. Building walls shall be articulated with design features which add visual interest and prevent the appearance of blank walls.
2. Facade Depth: Facades visible from streets, parking areas or those with customer entries shall incorporate design strategies and features which create depth in wall planes.
   a. Depth shall be established in facades by utilizing one (1) of the following strategies:
      1. A repeating pattern of wall recesses and/or projections that has a relief of at least sixteen (16) inches (such as recessed structural bays or recessed window openings between columns). Wall recessions and projections shall be at intervals not greater than thirty (30) feet on facades with customer entries and those facing the street, and at intervals not greater than ninety (90) feet on remaining facades.
      2. Changes in wall plane with a depth of at least twenty four (24) inches at intervals which respond to the building module and not less than thirty (30) feet and not more than ninety (90) feet.

1. Building Rhythm and Facade Articulation, continued

b. Features used to establish depth in the facade shall be no less than seventy five percent (75%) of the height of the wall area attributed to the ground floor use (including the parapet on a single story building).

c. Buildings shall not have a total change in facade depth greater than twenty (20) feet at the ground level without the creation of publicly accessible open space, landscaped area or other feature approved by the Manager or Design Commission in this space. Vehicular loading areas which require a larger change in depth are exempt from this requirement.

3. Design Elements: All facades shall be articulated and a rhythm shall be established by repeating design elements at regular spacing which does not exceed thirty (30) feet along the length and/or height of the facade. These design elements shall be present for a minimum of eighty percent (80%) of the facade length.

   a. Buildings shall utilize a minimum of two (2) of the following design elements, each at the spacing specified above, to articulate the facade and establish rhythm:

      1. Columns, pilasters or reveals at least sixteen (16) inches in width which follow the building module.
      2. Major vertical mullions of at least six (6) inches in width on an all-glass facade which follow the building module.
      3. A repeating fenestration pattern including windows, window openings and doors.
      4. Belt courses or other horizontal banding.
      5. Vegetated facade panels or trellises maintained with healthy plant material.
      6. Integrated planters or landscape beds with a minimum width of ten (10) feet featuring trees and ground-level plantings at the required spacing.
      7. Pergolas, arcades or colonnades.
      8. Other features approved by the Manager or Design Commission.

Fig. B.1.D.3: Rhythm and interest is established in the facade with a series of window opening, reveals, pilaster and light fixtures.

Fig. B.1.D.3(1): A facade which contains several design elements and strategies that are used to improve its appearance. Projecting facade elements, including solar shades and wall sconces are present along street facing facades.

1. Building Rhythm and Facade Articulation, continued

Fig. B.1.D.3.C: Slightly projected pilasters and recessed windows add surface relieve and shadow lines to the facade.

Fig. B.1.D.4: Canopies along the primary facade of the building add depth and shelter outdoor spaces from inclement weather.

b. The use of columns, pilasters or reveals and belt courses or other horizontal banding shall only be counted as one articulating element on facades facing public streets and facades with customer entries. In this case, the use of an additional feature is required.

c. Design elements used to articulate the facade and establish rhythm shall include a small change in depth no less than four (4) inches from the adjacent wall plane. This dimension may be reduced to two (2) inches on belt courses and horizontal banding.

4. Projecting Facade Elements: Buildings shall provide projecting facade elements along facades fronting public streets, facades with building entries and other facades at the discretion of the Manager or Design Commission. These elements shall be at spacing no greater than thirty (30) feet and shall respond to other facade elements. Projecting elements include:

   a. Projecting lighting fixtures such as wall sconces;

   b. Awnings, canopies or solar shades/ reflectors placed over windows, doors or outdoor spaces with a minimum depth of four(4) feet;

   c. Flags or projecting banners;

   d. Decorative art pieces projecting from the wall;

   e. Hanging planters; or

   f. Other feature approved by the Manager or Design Commission.

1. Building Rhythm and Facade Articulation, continued

5. Building Base: Building facades shall include design elements which establish a building base.
   a. Building bases shall consist of a visible change in the building facade, and include a change in material, color, texture, pattern or ornamentation and a change in depth no less than four (4) inches. The required change in depth for bases may be reduced to two (2) inches when they intersect other articulating features, such as pilasters, in order to provide visual distinction.
   b. The base shall be a minimum height no less than five percent (5%) of the facade height and shall not exceed twenty percent (20%) of the facade height. At the discretion of the Manager or Design Commission, multi-story buildings of three levels or greater, shall have a building base equal to the wall area attributed to the ground floor. A landscaped area at the base of the building, with plant material at least five percent (5%) of the facade height may count toward the building base requirement.

Fig. B.1.D.5: A building base is established utilizing changes in pattern, material and depth in the facade. Additional building base landscaping is present to enhance this condition.

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2. Building Entry Feature

A. **Intent:** To establish a prominent building entrance that is a focal point of the building.

B. **Applicable Commercial Design Principles from Section 7.0602:**
J. Building Form and Articulation
K. Building Activity and Glazing
L. Prominence and Hierarchy
M. High Quality Materials

C. **Design Guidelines:**

1. Building entries shall be designed as a distinct, prominent element of the building, which compliments the remainder of the design.
2. Entries shall include a change in form of sufficient dimension to visually distinguish the entry from the remainder of the building facade.
3. Entries shall include design features and strategies which highlight these areas of the facade.
4. Materials on and surrounding the entry feature shall be attractive and of high quality.
5. Entries shall provide pedestrians protection from weather.
6. Entries shall be accessible to all users.

Additional guidelines applicable to buildings greater than thirty thousand (30,000) square feet:

7. Buildings shall have high levels of transparency concentrated around building entries.

Fig. B.2.C.2: Distinct geometry add prominence to the entry feature.

Fig. B.2.C.7: Large amount of transparency at the entry improves its appearance and allow natural light into the interior.

2. Building Entry Feature, continued

Fig. B.2.D.2: Change in form adds prominence to the facade at the building entry.

Fig. B.2.D.3: Details such as a change in paving pattern enhance the pedestrian space surrounding an entry.

D. **Design Standards:**

1. Building entries shall feature a design that demonstrates visual prominence and architectural emphasis.
2. Building entries shall feature a visible change in building form from adjacent facade sections, which includes a change in depth of at least sixteen (16) inches.
3. Building entry features shall also include two (2) of the following features into the entry design to highlight the entry:
   a. Oversized entry door(s);
   b. Change in material, color, texture, pattern or articulation;
   c. Change in roof form, such as but not limited to a projecting, curved or sloped roof;
   d. Enhanced building ornamentation, in addition to that required in other sections of the Code, including but not limited to:
      1. Ornamental glazing flanking the doorway that is a minimum width of one (1) foot and is the full height of the doorway;
      2. Cornices, banding and belt courses;
      3. Medallions;
      4. Projecting features such as wall sconces, banners, railings and balustrades.
   e. Distinct and decorative stone, masonry or tile paving pattern on the adjacent private sidewalk section. The size and design of the paving pattern shall correspond to geometry establish in the entry feature.
   f. Entry courtyard with year round site furnishings like benches, tables and sitting areas;
   g. Prominent landscape features such as integrated planters, arbors and/or base landscaping of trees, shrubs and groundcovers; or
   h. Water feature.

2. Building Entry Feature, continued

4. Materials:
   a. Building entry doors shall be of high quality materials such as wood, glass, or other materials as approved by the Manager or Design Commission.
   b. Within thirty (30) feet along the length of the facade from each side of the entry doors, the building shall utilizing only primary materials, as specified in **Section 7.0603(B)(8)(D)**, unless another material is approved by the Manager or Design Commission.
5. Buildings shall provide weather protection in the form of a canopy, awning or other feature of at least four (4) feet in depth.
   a. This feature shall utilize a distinct form and be larger in size than other overhangs on the facade; and,
   b. If the feature extends into the right of way, an encroachment permit is necessary.
6. Building entries shall comply with accessibility standards outlined in the Building Code.

Additional standards applicable to buildings greater than thirty thousand (30,000) square feet:

7. Buildings shall have increased levels of glazing and transparency as required in **Section 7.0603(B)(4)**.

Fig. B.2.D.4: High quality materials contribute the appearance of building entries.

Fig. B.2.D.5: Weather protection is provided over the entry to protect customers from the elements.

Fig. B.2.D.7: Increased levels of transparency at the building entry creates an attractive condition.

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3. Prominent Facade Sections

A. **Intent:** To establish prominence in sections of the facade which are highly visible from surrounding public spaces and streets.

B. **Applicable Commercial Design Principles from Section 7.0602:**
J. Building Form and Articulation
L. Prominence and Hierarchy
M. High Quality Materials

C. **Design Guidelines:**

1. Highly-visible facade sections, including corners and facades fronting public spaces, shall be designed as a distinct, prominent element of the building, while complimenting the remainder of the design.
2. Prominent facade sections should have forms which are distinct from adjacent wall sections, responding to highly visible areas of the site.
3. Prominent facade sections shall included design elements and details which add visual interest to these areas.
4. Materials on and surrounding prominent facade sections shall be attractive and of high quality.

Fig. B.3.C 3: Projected form at the intersection of two streets adds prominence to the corner.

Fig. B.3.C 4: Additional details on a facade section which terminates the view of a street or drive creates interest in highly-visible locations.

3. Prominent Facade Sections, continued

Fig. B.3.D.2: Prominent Facade Sections Profiles:

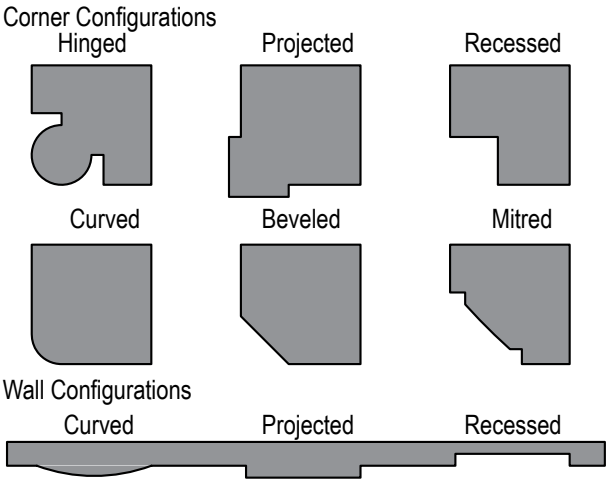

Fig. B.3.D 3: A building entry and change in form enhance the corner of a building.

Fig. B.3.D 4: Brick and other high-quality materials are used on highly visible facade sections.

D. **Standards:**

1. Prominent facade sections shall include design elements that establish prominence in the building, responding to unique site configurations including street corners and the terminus of streets or primary internal drives. The orientation, massing and articulation of buildings shall place strong visual emphasis on these areas.
2. Prominent facade sections shall include one of the following profiles (in plan view):
   a. Curved or hinged corner or wall section;
   b. A form which is projected or recessed from both abutting facades;
   c. Beveled or mitred corner; or
   d. Alternative configurations approved by the Manager or Design Commission.
3. Prominent facade sections shall include distinctive architectural expressions in its facade, including at least two (2) of the following:
   a. Operable customer entry;
   b. Tower forms with an increase in height no less than ten percent (10%) of the adjacent wall height;
   c. Increased glazing and transparency, with the full height of the wall area composed of no less than forty percent (40%) transparent glass. For the purposes of measurement, this area shall be no less than twenty (20) feet in length on a wall section at the terminus of a primary internal drive or public street or ten (10) feet in length along each facade when located at a corner of a building;
   d. Expressive canopies with colors and materials distinctive from the rest of the building;
   e. Higher bays: minimum eighteen (18) feet;
   f. Cupola; or
   g. Turret.
4. For thirty (30) feet along the length of the facade from the building corner or center of the prominent facade section, the building shall utilize only primary materials, as specified in **Section 7.0603(B)(8)(D)**, unless another material is approved by the Manager or Design Commission.

4. Transparency

A. **Intent:** To add interest to exterior facades, allow for day lighting of interior space and create a visual connection between interior and exterior spaces.

B. **Applicable Commercial Design Principles from Section 7.0602:**
   H. Safe Design
   K. Building Activity and Glazing
   L. Prominence and Hierarchy

C. **Design Guidelines:**

Guidelines applicable to buildings up to and including thirty thousand (30,000) square feet:

1. Buildings shall have high levels of transparency at the pedestrian level on facades which face the street.
2. Non-street facing facades which have customer entries shall have sufficient levels of transparency to improve the appearance of the facade and allow for natural surveillance of the parking area.

Guidelines applicable to buildings greater than thirty thousand (30,000) square feet:

3. Buildings shall have high levels of transparency concentrated around active spaces, such as building entries.
4. Buildings shall include transparency at the pedestrian level on facades which face the street and those with customer entries.
5. Small tenant spaces on the perimeter of large commercial buildings shall have high levels of transparency.

Guidelines applicable to all developments:

6. The proportion of windows shall not contribute to a dominant horizontal geometry in the facade.
7. At the pedestrian level, transparent glazing shall allow visual interaction between active interior spaces and pedestrian areas on the buildings exterior. When this is not possible, windows which provide views of displays within the building may be acceptable.

Fig. B.4.C.1: High levels of transparency add interest by allowing views into active spaces within the building.

Fig. B.4.C.3: Windows facing the street improve the appearance of the building and the street.

Fig. B.4.C.4: Storefront windows surround the entry of a large commercial building.

4. Transparency, continued

Fig. B.4.C.4: Window proportions that do not contribute to a dominant horizontal geometry in the facade.

Fig. B.4.D.1: High levels of transparency facing the street improve the appearance of small commercial buildings.

Fig. B.4.D.4: High levels of transparency present at the entry of a large commercial building adds interest to the facade.

8. Window shall be maintained free of items which significantly limit the visual connection between interior and exterior spaces.
9. The use of reflective, tinted and spandrel glass shall not be permitted to meet transparency requirements.
10. Openings between interior and exterior spaces that do not contain glass may count toward the transparency requirement.
11. Mixed-use transparency (residential): The standards of **Section 7.0603(B)(4)(D)(11)** shall be met.

D. **Design Standards:**

Standards applicable to buildings up to and including thirty thousand (30,000) square feet:

1. Buildings shall have a pedestrian level transparency zone with windows utilizing clear glass between the heights of two (2) and twelve (12) feet for no less than sixty percent (60%) of facades facing public streets.
2. Non-street facing facades with customer entries shall have pedestrian level transparency between the heights of two (2) and twelve (12) feet for forty percent (40%) of the wall area within thirty (30) feet of the entry. The length of this transparency zone may be reduced to the end of the tenant space which utilizes the entry if the transparency zone extends beyond that tenant's space.

Standards applicable to buildings greater than thirty thousand (30,000) square feet:

3. Buildings shall have an enhanced entry transparency zone, utilizing clear glass for sixty percent (60%) of the full height of the entry facade attributed to the ground floor space. This shall include the parapet in a single story building.

4. Transparency, continued

a. The width of the enhanced entry transparency zone shall be no less than sixty (60) feet. At the discretion of the Manager or Design Commission, the width of the entry transparency zone may be reduced to twice the spacing of articulating features utilized to meet the Standards contained in **Section 7.0603(B)(1)(D)** if sixty (60) feet does not follow the rhythm of the building. This zone shall not be reduced below forty (40) feet.

b. To encourage day lighting within the building, clear glass shall be present at the finish ceiling level of the ground floor interior space.

4. Outside the enhanced entry transparency zone, buildings shall have a pedestrian level transparency zone with windows utilizing clear glass between the heights of two (2) and twelve (12) feet for no less than twenty percent (20%) of facades facing public streets and facades with customer entries.
5. If liner spaces are present in a building over thirty thousand (30,000) square feet, the wall area attributed to these spaces must meet the transparency requirement for buildings thirty thousand (30,000) square feet and less. The window area attributed to these spaces may be applied towards the building transparency requirements for buildings over thirty thousand (30,000) square feet.

Standards applicable to all developments:

6. Window Proportions: Windows shall utilize the following proportions. Walls comprised entirely of glass are exempt from this requirement.
   a. Storefront windows shall exhibit a horizontal proportion no greater than 2:1 (length: height).
   b. All other window openings shall exhibit a vertical or square proportion.
7. At the discretion of the Manager or Design Commission, display windows that do not provide views into the store may count towards the pedestrian level transparency requirement if the display extends a minimum of four (4) feet into the building and contains three dimensional

Fig. B.4.D.4.B: Windows which extend above the pedestrian level allow daylight into the space.

Fig. B.4.D.6: Vertical orientation of windows reduces the visual length of facades more effectively than horizontal windows.

Fig. B.4.D.8: Windows facing the street allow views into the space and are not significantly obstructed by shelving or other items.

4. Transparency, continued

Fig. B.4.D.11: Windows in residential units above the ground floor provide interest on upper levels of the facade.

(3D) product displays or mannequins.

8. Required windows within the pedestrian level transparency zone shall be maintained free of shelving, signage (including painted window signage) or other items that reduces visibility by more than fifty percent (50%) between the interior and exterior spaces.
9. To meet the clear glass requirement, windows shall have a visible transmittance value (VT) no less than sixty percent (60%). Where clear glass is required, the use of reflective, tinted or spandrel glass shall not be permitted.
10. If structured parking is present at the ground level, window openings without glass but utilizing a mullion system or other decorative feature in those areas shall count toward this requirement at the discretion of the Manager or Design Commission.
11. If a building includes residential units:
    a. The facade area associated with residential spaces shall comply with transparency requirements found in **Section 7.0103(B)(2)(d)**; and
    b. Commercial space shall follow the stricter of the Transparency Standards found in **Sections 7.0603(B)(4)(D) and 7.0103(B)(2)(D)(11) and (12).**

5. Roofs and Parapets

A. **Intent:** To create a visually interesting condition at the top of the building that enhances the quality and character of the building.

B. **Applicable Commercial Design Principles from Section 7.0602:**
J. Building Form and Articulation

C. **Design Guidelines:**

1. Parapets shall be of sufficient height to conceal necessary roof-top equipment.
2. Parapets shall not be excessively tall and dominate the facade or create an obviously false appearance. Parapet extensions may be used to highlight focal points of the building.
3. Parapets shall not appear as flat and obviously false extensions of building wall sections, but rather appear as distinct building masses and extend into the depth of the building.
4. Features shall be present on visible roof surfaces to reduce the visual scale of these surfaces and provide interest along their length.

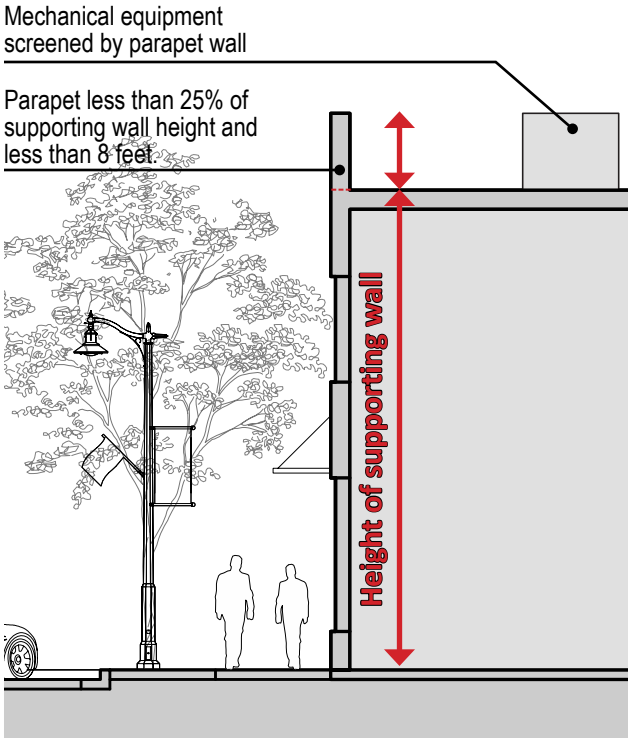

Fig. B.5.D.1: Diagram illustrating standard 70603(B)(5)(D)(1) and (2).

5. Roofs and Parapets, continued

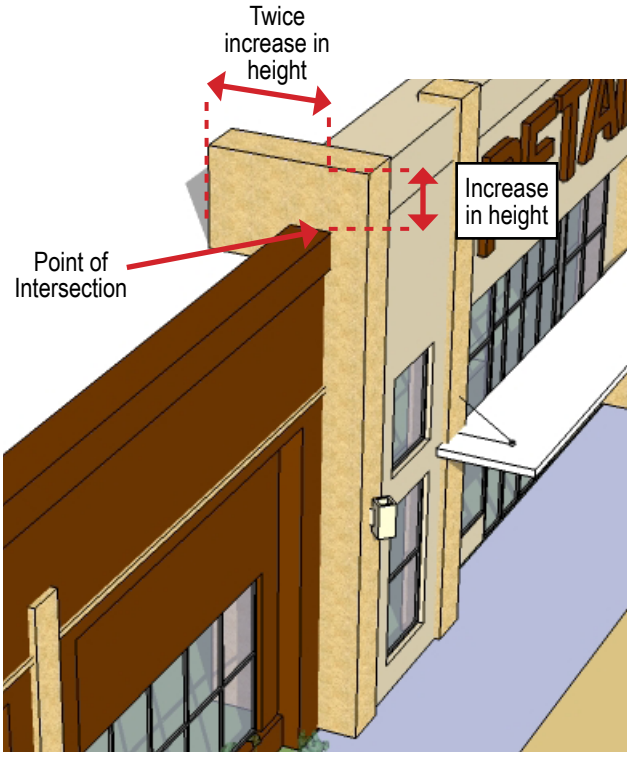

Fig. B.5.D.3: Diagram illustrating Standard 7.0603(B)(5)(D)(3).

Fig. B.5.D.4: A pitched roof with several changes in form which add interest to visible roof surfaces

D. **Design Standards:**

1. Mechanical and communication equipment and components shall be screened so that the equipment is not visible at ground level from streets and other public spaces, including alleys. It shall be screened in a manner that is compatible with the architectural character of the building. Appropriate screening for rooftop equipment includes parapet walls or fabricated enclosures such as panels. The Manager or Design Commission reserves the right to review screening of rooftop equipment by requesting sight line studies. Solar energy panels are exempt from this requirement.
2. Parapets shall not exceed twenty five percent (25%) of the height of the supporting wall, as measured from grade to the exterior roof surface, and shall not exceed eight (8) feet in height.
3. In order to establish depth at the roof line, when parapets are used to increase the height of specific building wall sections, the parapet shall extend into the depth of the building no less than twice the distance of the increase in height, as measured from the point of intersection with the lower parapet or roof if no parapet is present.
4. When pitched roof surfaces are visible (slopes greater than 2:12), the roof surface shall include a change in form, such as a change in height, pitch, orientation, or other changes in form at spacing no less than sixty (60) feet. Sloping roofs shall also include at least two (2) of the following design elements:
   a. Slope of 4:12;
   b. Two (2) or more sloping planes;
   c. Overhanging eaves extending at least one (1) foot beyond the supporting wall;
   d. An acceptable roof style such as a gable, hipped, shed, butterfly roof form or other as determined by the Manager or Design Commission.

6. Arcades

A. **Intent:** Properly designed arcades can enhance facade designs by establishing depth and providing protection from the elements.

B. **Applicable Commercial Design Principles from Section 7.0602:**
J. Building Form and Articulation

C. **Design Guidelines:**

1. Arcades shall be integrated into the overall design of the building, featuring similar or complimentary changes in articulating features and roof forms which enhance the pedestrian level. The design of arcades shall prevent the development of dominant horizontal elements in the facades of single-story buildings and incorporate features which interrupt its length, including changes of depth and height.
2. Dimensions and spacing of arcade columns shall respond to columns, pilasters or reveals on the primary structure.
3. Walkways beneath arcades shall be of sufficient width to accommodate anticipated pedestrian traffic.
4. Arcades shall be designed to limit or prevent dark spaces and facades beneath it.

Fig. B.6.C.1: An arcade featuring similar design elements and strategies to integrate it into the overall building design.

Fig. B.6.C.4: An arcade which allows sufficient light on to the building facades beneath it.

6. Arcades, continued

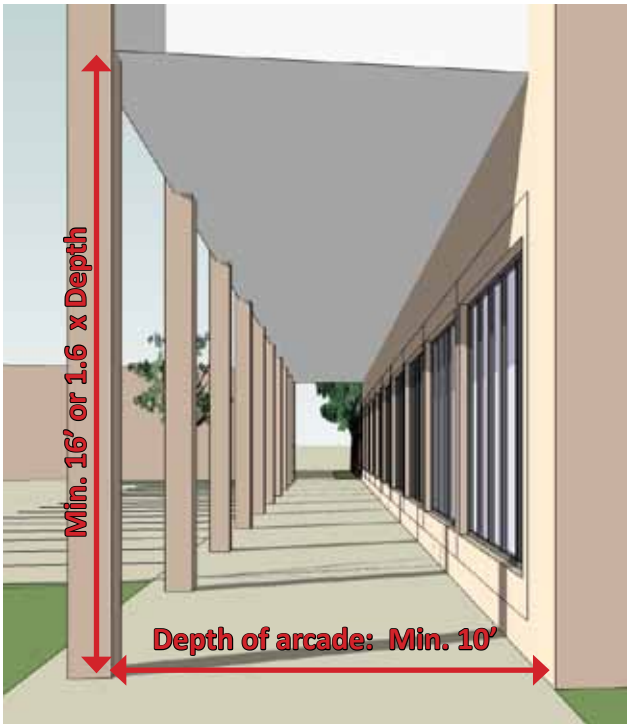

Fig. B.6.D.4: Minimum dimensions of an arcade. Dimensions ensure sufficient space is present for pedestrian movement and allow natural illumination of the walk and the facade.

D. **Design Standards:**

1. When arcades are located in front of or integrated into a building, they shall conform to standards found in the following sections:
   a. **Section 7.0603(B)(1)** Building Rhythm and Facade Articulation; and
   b. **Section 7.0603(B)(5)** Roofs and Parapets (if applicable);
2. Arcades shall feature columns which correspond to articulating features and shall have a minimum width of sixteen (16) inches.
3. Beneath the arcade, an unobstructed walking path of at least ten (10) feet in width shall be provided.
4. The space beneath arcades shall be designed to prevent dark facades. The open height of the arcade, as measured from the highest open point under the outside edge of the arcade, shall be a minimum of sixteen (16) feet. If the walking path below the arcade exceeds ten (10) feet, the height of the arcade shall be no less than one and six tenths (1.6) times the depth of the arcade attributed to the walking path.

7. Outdoor Sales and Storage Areas

A. **Intent:** To ensure outdoor sales areas are designed in a manner which creates attractive enclosures that are consistent with the building design and outdoor storage areas are screened from public view.

B. **Applicable Commercial Design Principles from Section 7.0602:**
   J. Building Form and Articulation
   M. High Quality Materials

C. **Design Guidelines:**

   1. When present, outdoor sales areas shall be designed as a permanent and integral component of the primary structure.
   2. The structure shall be of a sufficient height to appear as an element of the adjacent building.
   3. The structure shall be constructed of durable, high-quality and attractive materials, and the design shall complement the building design, following the established rhythm and design details from articulating features of the adjacent building.
   4. Outdoor storage areas shall be enclosed and screened by landscaping.

Fig B.7.C.1: Outdoor sales area which compliments the adjacent building, utilizing similar materials and articulation.

7. Outdoor Sales and Storage Areas, continued

Fig B.7.D.2: A permanent outdoor sales area that maintains the street edge.

Fig B.7.D.2: An outdoor sales area which uses masonry piers and decorative fencing. The masonry base is also lined with landscape to improve its appearance.

D. **Design Standards:**

1. Outdoor sales areas shall be located adjacent to and shall share at least one (1) common wall with the building.
2. The outdoor sales areas shall be enclosed by a decorative fence or wall or a greenhouse-type glazed structure no less than twelve (12) feet in height.
3. If a fence or wall encloses the space, the following standards shall apply:
   a. Piers shall be a minimum dimension of sixteen (16) inches in width and at spacing no greater than thirty (30) feet.
   b. When a decorative fence is utilized, a base shall be built to a height equal to the height of the building base treatment up to a maximum of twenty four (24) inches.
   c. The base and piers of the fence or wall shall utilize brick, stone, decorative concrete block, finished concrete or other material that is approved by the Manager or Design Commission. All materials shall be consistent with the colors and finishes of the primary building.
4. Outdoor storage areas shall be entirely screened by the employment of vegetative materials or alternative as deemed appropriate by the Manager or Design Commission. Exceptions to this requirement include: New or used cars, cycles, and truck sales (but not including car parts or damaged vehicles); new or used boat sales; recreational vehicle sales; mobile homes sales; new or used large equipment sales or rentals; florists and plant nurseries.

8. Materials

A. **Intent:** To ensure buildings utilize high-quality, durable and attractive materials which contribute to the aesthetic quality of the development.

B. **Applicable Commercial Design Principles from Section 7.0602:**
M. High Quality Materials

C. **Design Guidelines:**

1. The predominant building materials shall be high quality, durable and attractive.
2. The predominant building material may be complimented with other materials which may not be appropriate on large areas of the facade.
3. Accent materials, which would generally not be acceptable on large areas of the facade, may be used in limited areas of the facade to highlight architectural features.
4. Prohibited materials: The standards of **Section 7.0603(B)(8)(D)(4)** shall be met.
5. Fencing shall be durable, maintainable and attractive.

Fig. B.8.C.1: Stone and wood combined to create an attractive appearance.

Fig. B.8.C.2: The variety of materials, primarily brick which contrasted with concrete and metals, creates interest and texture on the facade.

8. Materials, continued

Fig. B.8.D.1: The street-facing facade utilizes a complimentary stone and glass combination.

Fig. B.8.D.1(1): Multiple finishes of brick and stone are used together to establish texture in the facade.

D. **Design Standards:**

1. Buildings shall utilize primary materials for no less than sixty-five percent (65%) of the building facades. Primary materials shall include:
   a. Brick;
   b. Stone/masonry;
   c. Stucco;
   d. Glass (transparent, spandrel, block); and
   e. Other materials as approved by the Manager or Design Commission.
2. The following secondary materials are prohibited as primary cladding on building facades and shall not be allowed on more than thirty-five (35%) of building facades:
   a. Finished wood, wood veneers and wood siding;
   b. Finished metal panels such as anodized aluminum, stainless steel or copper, featuring a polished, brushed or patina finish;
   c. Concrete blocks with integral color (ground, polished or glazed finishes)
   d. Concrete (poured in place or precast);
   e. Fiber reinforced cement siding and panels;
   f. Ceramic tile; and
   g. Other materials as approved by the Manager or Design Commission.
3. The following materials are permitted as accent materials on no greater than 5% of the facade as trims or accents (e.g., flashing, projecting features, ornamentation, etc.):
   a. Concrete blocks with integral color (split face finish)
   b. Standing seam and corrugated metal;
   c. Glass block;
   d. Vegetated wall panels or trellises; and
4. Prohibited materials: The following materials shall not be used:
   a. Vinyl siding;
   b. T-111 Plywood; and
   c. Exterior Insulation Finishing System (EIFS).

8. Materials, continued

5. Fencing materials shall be durable, maintainable and attractive. The following fencing materials are prohibited:
   a. Plastic or vinyl fencing; and
   b. Chain-link fencing.
6. Materials not listed in this Section shall be reviewed by the Manager or Design Commission to determine appropriateness. These materials shall be used only if, in the opinion of the Manager or Design Commission, they contribute to exceptional design.

Fig. B.8.D.3: Vegetated wall panels may be used to accent primary materials.

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9. Building Harmony

A. **Intent:** To ensure a complimentary and harmonious relationship between multiple buildings on a single site, while preventing the monotony of identical buildings.

B. **Applicable Commercial Design Principles from Section 7.0602:**
J. Building Form and Articulation
M. High Quality Materials

C. **Design Guidelines:**

1. When multiple buildings exist on a single site, they shall exhibit design strategies which create visual cohesion while maintaining variation and individuality between the buildings.
2. Buildings shall use a palette of consistent or complimentary materials or colors to create harmony and unity between structures.
3. Buildings shall incorporate consistent or complimentary design strategies and features.

Fig. B.9.D.1: Orenco Station utilizes consistent materials and colors to create a cohesive environment which features distinct buildings.

9. Building Harmony, continued

Fig. B.9.D.1: Buildings at Edgewood Retail District all use brick and stone, and feature similar design elements.

D. **Design Standards:**

1. When multiple buildings exist on a site, individual buildings shall utilize a consistent and complimentary design that creates a cohesive visual environment while allowing individual buildings to be unique.
2. When part of a larger site, all buildings shall share a single common building material or common color.
3. All buildings shall also utilize a minimum of one (1) of the following design strategies:
   a. Use of consistent forms, such as but not limited to arches;
   b. Use of consistent wall articulation features such as those noted in **Section 7.0603(B)(1)(D)**;
   c. Consistent building proportions for window openings;
   d. Consistent use of building details such as but not limited to awnings, canopies, lighting fixtures, medallions, etc.; or
   e. Other design strategy approved the Manager or Design Commission.

1. Sustainable Site and Building Design

A. **Intent:** To minimize negative environmental impacts from development by utilizing sustainable building techniques which reduce water usage, stormwater runoff, heat island effects, life-cycle cost and energy usage.

B. **Applicable Commercial Design Principles from Section 7.0602:**
   A. Accessibility
   D. Parking
   F. Landscaping
   G. Sustainability
   I. Impact Mitigation
   N. Sustainable Architectural Design

C. **Design Guidelines:**

1. Landscape and Stormwater
   a. High efficiency irrigation systems and strategies shall be utilized to minimize potable water usage on landscaping.
   b. Gresham's Green Development Practices: The standards of **Section 7.0603(C)(1)(D)(1)(b)** shall be met.
   c. Stormwater shall be managed on-site with infiltration and treatment areas, which may be included in landscaped areas. Stormwater shall be controlled so no adverse effects are created on surrounding areas and/or public infrastructure.
2. Heat Island Reduction: Roof surfaces shall utilize light-colored materials to minimize localized heat gains.

Guidelines applicable to buildings greater than thirty thousand (30,000) square feet:

3. Buildings shall incorporate other sustainable design features that reduce heat islands, energy and water usage, manage stormwater and preserve existing environmental assets.

Fig. C.1.C.1.B: The boulevard at Cascade Station incorporates stormwater facilities for the development.

Fig. C.1.C.3: REI in Portland achieved LEED Gold for incorporating sustainable development practices.

1. Sustainable Site and Building Design, continued

Fig. C.1.D.1.B: An open space which incorporates stormwater infiltration facilities.

Fig. C.1.D.2: A roof using solar energy panels on a "white roof" to minimize heat gain and reduce cooling costs.

D. **Design Standards:**

Standards Applicable to All Developments

1. Landscape and Stormwater
   a. Landscaping shall reduce potable water usage for irrigation by the use of a drip irrigation system with rain sensors or other means as approved by the Manager or Design Commission.
   b. Developments shall follow the City of Gresham's Green Development Practices for Stormwater Management. Sites shall use the infiltration and treatment strategies listed below to effectively treat and infiltrate stormwater on-site. These strategies shall be implemented in the following order of priority:
      1. Reduce impervious surfaces (such as green roof, pervious pavement);
      2. Surface infiltration facilities (such as rain gardens, planter boxes);
      3. Sub-surface infiltration methods (such as drywells);
      4. Other options as approved by the Manager or Design Commission.
   c. Grading and contouring of the site, site surface drainage and on-site storage of surface water facilities shall be constructed, when necessary, so that there is no adverse effect on neighboring properties, public right-of-ways or the public storm drainage system.
2. Heat Island Reduction - Roof Surface: All low-sloped (pitches ≤ 2:12) roof surfaces, exclusive of space dedicated to mechanical systems, vegetated roof surfaces or solar panels, shall utilize a "white roof" with an Solar Reflectance Index (SRI) of seventy-eight (78) or greater.

1. Sustainable Site and Building Design, continued

Additional Standards for buildings greater than thirty thousand (30,000) square feet:

3. Buildings shall comply with two (2) of the following requirements:
   a. A vegetated roof surface comprising a minimum of thirty percent (30%) of the roof area;
   b. Solar energy panels comprising an area equivalent to twenty percent (20%) of the roof area;
   c. A system that collects rainwater from a minimum of fifty percent (50%) of the total roof area for reuse (e.g., site irrigation or gray water reuse);
   d. Skylights or other day lighting system which illuminates seventy five percent (75%) of the building floor area, with skylights occupying a minimum of three percent (3%) of the roof area with spacing between skylights not greater than one and four tenths (1.4) times the ceiling height;
   e. Provide an on-site alternative fuel refueling station (such as an electric, bio-diesel, or natural gas refueling station, etc). An electric fueling station must be within sight of a functional building entry;
   f. Source sustainable and local building materials from within five hundred (500) miles of the development site for no less than twenty (20%) of the total construction materials;
   g. Preserve no less than fifty percent (50%) of existing regulated trees on site, minimum four (4). Regulated trees must be healthy as determined by a consulting arborist, a qualified arborist or a registered consulting arborist;
   h. Preserve all Habitat Conservation Area (HCA) on-site, minimum one quarter (.25) acre.

Fig. C.1.D.3.A: Green roof panels installed on a large commercial building.

Fig. C.3.B: Solar arrays on a parking structure at Belmar, Lakeview, CO.

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