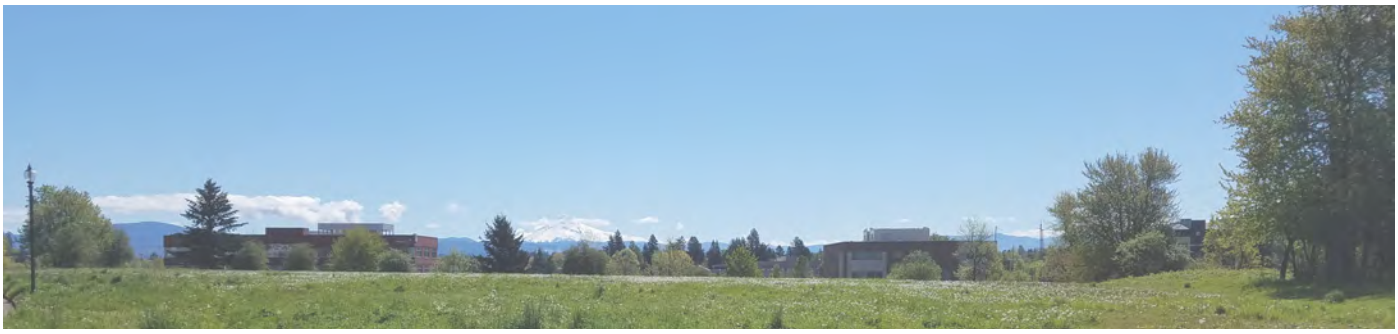
SECTION 4.1200

CIVIC NEIGHBORHOOD PLAN DISTRICT



DESIGN MANUAL

Introduction

4.1201 Purpose

The City has prioritized high quality design for new development and redevelopment throughout the city. It is also recognized that Gresham is comprised of many districts and neighborhoods – each one unique with distinct physical, social, and economic conditions and special assets to build upon to attract quality investment. Therefore, certain districts have their own design standards and guidelines to address design concerns that have cultural, architectural, or even market significance to that area.

The vision for the Civic Neighborhood is for it to be made up of a distinctively urban mixture of uses and people. Inviting, tree-lined streets lead past lively storefronts and high quality buildings with convenient places to live, work, and shop. The neighborhood's parks and plazas provide great places to gather, while its active transportation network provides easy access to regional trails, Downtown, surrounding neighborhoods, and the greater metro area. The Civic Neighborhood Plan District Design Manual will help implement that vision, providing specific urban design strategies and recommendations that raise the bar for design excellence in the built environment. This document aims to inspire and guide development proposals toward meeting this goal.

The Civic Neighborhood Plan District Design Manual provides development regulations for the neighborhood that promote good site and building design, facilitating the development of high quality, attractive, innovative, sustainable, and livable developments that foster a true sense of community. Where there is a conflict between the provisions of the Civic Neighborhood Plan District and those of other provisions of the Community Development Code, the Civic Neighborhood Plan District's provisions shall take precedent.

A. Design Review Process

New development, additions, and remodels within the Civic Neighborhood sub-districts are subject to design review as described in Article 7 Design Review for determination of consistency with the guidelines and/or standards contained in this Code. Projects subject to design review are either brought before the Design Commission or administered by the Manager. Either the Design Commission or the Manager shall make findings and decisions concerning conformance with the design standards and/or guidelines based on which review track is selected.

1. **Two Tracks**

   The City has set up two alternative Design Review tracks:

   - The Discretionary Track; and
   - The Clear and Objective Track.

   Applicants have the choice of complying with either option. If the Clear and Objective Track is chosen, the applicant must meet all development standards. Deviation from any of the standards in 4.1250 (choosing to follow one or more guidelines) means the application is using the Discretionary Track.

   a. **Clear and Objective Track:** The Clear and Objective Track includes measurable regulations used in a predictable review process to meet the desired urban form. The standards ensure a degree of order, scale, and proportion within the built environment. That said, the standards are written in a way to offer choices and allow for projects that are interesting and of superior design as individual buildings while also contributing to a cohesive neighborhood.

b. **Discretionary Track:** The Discretionary Track is intended for applicants that would prefer to propose a high quality project that might not comply with some or all of the standards in 4.1250. The aim is to encourage applicants to propose exciting, innovative designs while still ensuring the City's design concerns and objectives for development in Civic Neighborhood 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 the applicant to demonstrate to the Design Commission that the waiver from the guideline(s) would result in a development that better meets the applicable Civic Neighborhood Design Principles and the intent statement preceding the guidelines.

B. How to Use the Code

This document provides the sub-district development standards for new development and re-development within the Civic Neighborhood Plan District, and guides the Design Review of projects within the Civic Neighborhood as described in Article 7 Design Review. It has four sections:

1. **Design Principles**
   The Section **4.1210** Design Principles are the general, over-arching statements and considerations that guide the design of the built environment in the Civic Neighborhood Design District. The Guidelines and Standards are written to support and carry out the Principles on a project-specific level. In instances where the applicant chooses the Discretionary Track, the relevant Principles will be reviewed for compliance during the decision-making process.

2. **Civic Neighborhood Sub-Districts and Development Standards**
   Sections **4.1220 and 4.1230** describe the land use sub-districts in the Civic Neighborhood and the applicable basic Development Standards. The Development Standards prescribe the basic building envelope and site requirements necessary to ensure compact forms of development appropriate for an urban environment. These Standards include permitted uses, building heights, floor area ratios, densities, setbacks, and other basic regulations.

3. **Street Type Standards**
   The Section **4.1240** Street Types are indicated on the Civic Neighborhood Street Types Map. When consulting the Code, project applicants shall look at the Street Type Map for their project site to determine the Street Type. The respective Street Type Standards provide important direction concerning building locations and relationships to adjacent streets, efficient multi-modal circulation, and the provision of public spaces and pedestrian amenities. The Street Type standards are not discretionary. The cross sections shown are conceptual, and specific engineering details are found in the City's Public Works Standards. Developments must comply with the Public Works Standards.

4. **Civic Neighborhood Design Guidelines and Standards**
   The Section 4.1250 Design Guidelines and Standards provide a framework within which to review projects in Civic Neighborhood, aiding architects, designers, developers, and the community in understanding the City's urban design expectations. The Civic Neighborhood Guidelines and Standards are divided into Site Design and Building Design sections, each of which includes several topics addressing a particular set of design considerations for the neighborhood.

   a. **Site Design:** Site Design Guidelines and Standards primarily address the organization and arrangement of a development's components. They focus on the location and orientation of buildings and site features such as parking, service areas, landscaping, and open space. Good site planning can improve the aesthetics of a community, minimize a project's impacts on its neighbors, improve the quality of the streetscape, reflect or establish desirable development patterns, promote sustainability, and enhance 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 pride, and by improving the long-term economic value of the properties.

   For each topic included in the Site Design and Building Design sections, there is an introductory statement describing the design intent and a list of all Design Principles that apply to that particular topic, followed by specific Guidelines and Standards.

   The intent statement describes what the Guidelines and Standards are designed to achieve and sets expectations for high quality site and building design.

   The Design Guidelines are the discretionary design parameters for development that provide a statement of intent by which to evaluate the acceptability of a project's design. Design Guidelines provide the opportunity for creative design flexibility.

   The Design Standards are the objective requirements for development in design districts that are based on Design Principles. Design Standards provide a clear and objective way of evaluating the acceptability of a project's design.

   For each item either the Guideline or the Standard shall be followed. Guidelines correspond to the standard of the same number and vice versa. For example, the fifth guideline corresponds with the fifth standard (such as a guideline labeled "G5" corresponding with standard "S5"). Sub-bullets under the Guidelines do not necessarily correlate to sub-bullets of the same letter under the corresponding Standard.

5. **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.

6. **Compliance with other Code sections includes but is not limited to:**
   - **a.** Article 5: Overlay Districts.
   - **b.** Article 7: Design Review.
   - **c.** Appendix 5, Section A5.510 - Utilities: Undergrounding of utilities in the Civic Neighborhood Plan District shall be in accordance with Appendix 5, Section A5.510 - Underground Utilities.
   - **d.** Appendix 6.000 - Signage: The regulations of Appendix 6.000 Sign Regulations shall apply in the Civic Neighborhood Plan District. Section 4.1250(B)(6) shall apply for all new signs in Civic Neighborhood and shall supersede Appendix 6.000 where conflicts occur.
   - **e.** Community Development Plan Volume 4 - Transportation System Plan: Civic Neighborhood Plan Street Types of Section 4.1240 supersede the Transportation System Plan Functional Classification System.
7. **Civic Neighborhood developments are exempt from the following standards unless otherwise specified within Section 4.1200:**
   - **a.** Section 7.0100 Multi-Family Design Guidelines and Standards;
   - **b.** Section 7.0201 Single-Family Attached Dwelling Units standards;
   - **c.** Section 7.0202 Commercial, Institutional and Mixed-Use Developments;
   - **d.** Section 7.0203 Industrial Developments;
   - **e.** Section 7.0210 Transit Design Standards;
   - **f.** Section 7.0600 Commercial Design Guidelines and Standards;
   - **g.** Section 9.0100 – Buffering and Screening Requirements: Except where a proposed development abuts a lot that is outside the Civic Neighborhood Plan District, new development in the Civic Neighborhood Plan District is exempt from the provisions of Section 9.0100; and
   - **h.** Section 9.0200 – Clear Vision Area: Except for developments with frontage on an Urban Boulevard street type, new development in the Civic Neighborhood Plan District shall be exempt from Section 9.0200 – Clear Vision Area.

4.1210 Civic Neighborhood Design Principles

The design principles identified in this section shall be used as approval criteria to help interpret the Civic Neighborhood Design Guidelines and Standards. The principles establish the fundamental direction to guide future design and development in the Civic Neighborhood, and set the tone for the design guidelines and standards.

A. Reflect Neighborhood Identity: Natural features, public spaces, active streetscapes, and high quality, timeless developments create a strong neighborhood identity and sense of place. High levels of development intensity establish a district that is attractive, stimulating, active, and safe.

B. Support a Mixed-use Community: Developments provide a rich mixture of complementary uses including a variety of commercial, residential, and institutional uses supporting a convenient, urban lifestyle. This mix of uses and variety of housing types supports a diverse population, generates 18-hour activity, and provides options for jobs, housing, shopping, and services.

C. Provide Pedestrian and Transit Orientation: Pedestrian-oriented designs support and encourage multi-modal transportation options including walking, driving, biking, transit, and other modes in a functional, safe, and visually attractive manner.

D. Create Active Streetscapes: Building, site, and street designs support multi-modal users, are scaled appropriately for their location, and promote active and engaging streets and public spaces at the pedestrian level.

E. Enhance Connectivity: Interconnected streets, sidewalks, transit routes, and trails form a pedestrian friendly transportation network to and within the neighborhood, which is convenient, safe, and accessible by multiple modes of travel.

F. Integrate Public Amenities and Green Spaces: Integrate a wide variety of interconnected public areas, parks, plazas, green spaces, and other landscape features which connect to nearby streets and trails, create a sense of identity, support urban tree canopy, and serve as centers of activity and social interaction.

G. Utilize Sustainable Development Practices: Developments utilize best practices to promote the efficient and equitable use of land and resources; conserve and protect mature trees, water, topography, and wildlife habitat; minimize energy usage and life cycle costs; support residents' health; and maximize a building's positive impact on the built and natural environment.

H. Promote High Quality Design: Create aesthetically pleasing, durable architecture with diverse, innovative designs that enliven the public realm and contribute to the sense of place, neighborhood, and pride in the City.

I. Design at a Human Scale: Promote development that is oriented towards and welcoming to pedestrians, creates a strong relationship between the building and the street, and creates enjoyable, pedestrian scaled spaces and streetscapes for people to occupy.

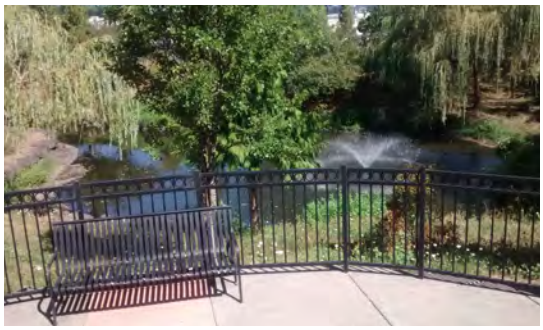


Fig. A: Reflect neighborhood identity

Fig. D: Create active streetscapes

Fig. H: Promote high quality design

Fig. I: Design at a human scale

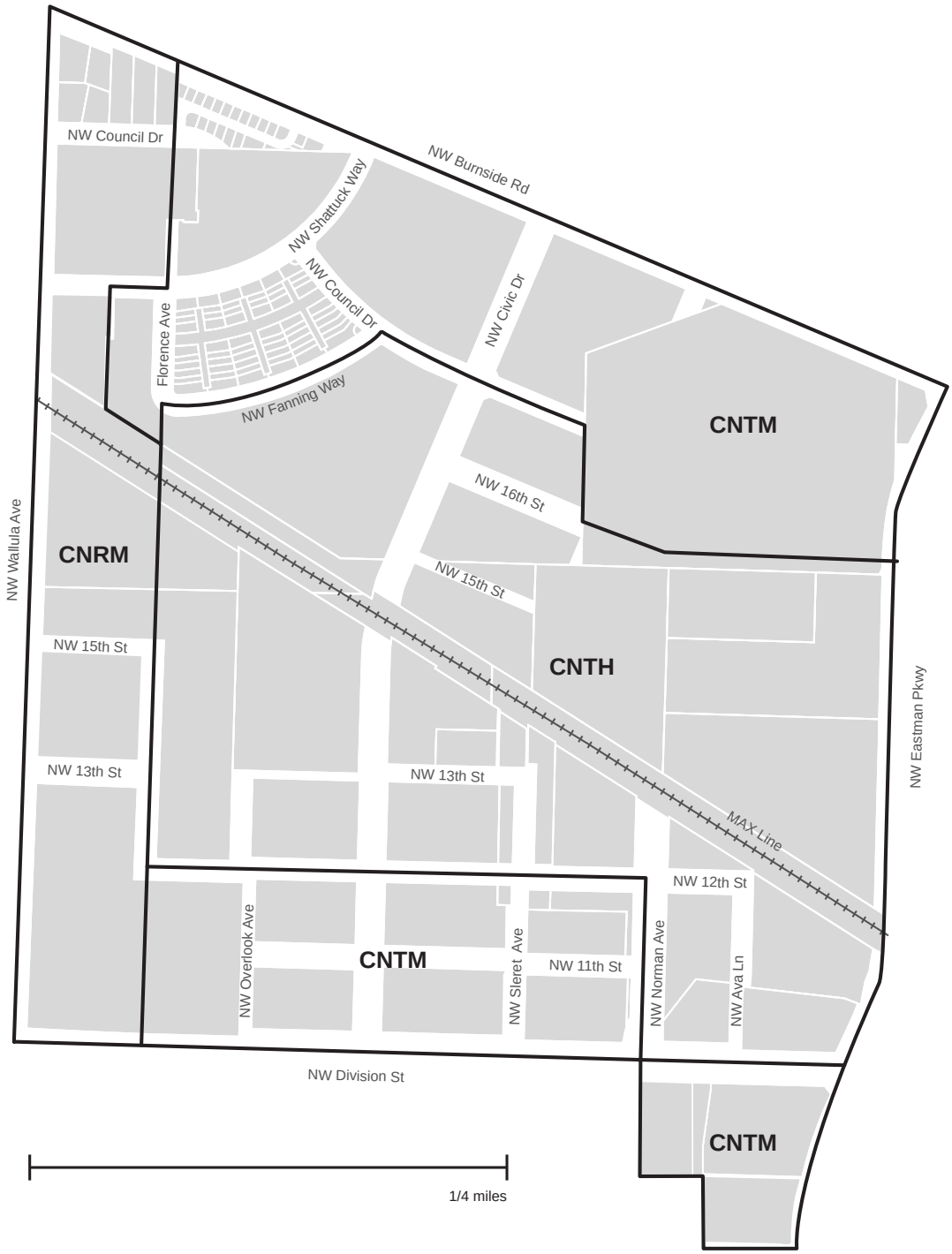
4.1220 Civic Neighborhood Sub-Districts

The Civic Neighborhood is divided into the following three sub-districts:

- Civic Neighborhood Residential Mid-Rise (CNRM)
- Civic Neighborhood Transit Moderate Density (CNTM)
- Civic Neighborhood Transit High Density (CNTH)

Development within each sub-district is governed by a different combination of basic regulations such as uses, height limits, allowable floor area ratios, and densities.

Map 4.1221: Civic Neighborhood Sub-Districts



4.1222 Civic Neighborhood Residential Mid-Rise (CNRM)

This predominantly residential sub-district supports a transition between the lower-scale neighborhood west of NW Wallula Avenue into the more urban scale at the core of the Civic Neighborhood. Areas designated CNRM are moderate to high density residential uses, with a lower scale fronting NW Wallula Avenue. Typical forms of housing include row houses, garden apartments, condominiums, and multi-family apartments. Commercial uses are allowed to locate on sites fronting an Arterial Street.

4.1223 Civic Neighborhood Transit Moderate Density (CNTM)

The CNTM sub-district includes convenient access to arterial streets as well as local and regional transit routes including light rail stations, bus lines, and bike and pedestrian paths. This sub-district is intended to evolve over time from a shopping center largely organized around automobile trips and parking, into a full-service area with a diverse mix of jobs, housing, and commercial opportunities. The sub-district allows for the widest range of intensities in the neighborhood, supporting diverse projects with varied uses, scales, and ownership structures.

4.1224 Civic Neighborhood Transit High Density (CNTH)

This sub-district, centered around the two light rail stations, is the core of the Civic Neighborhood and permits the highest intensity of development. This walkable urban center includes a range of public spaces, paths, and amenities connected by active street fronts and multi-modal paths. The CNTH sub-district includes an active, engaging mix of uses – retail, service, office, and residential - that will help create a vibrant area that is active all day and through the evening.

4.1225 Split-Zoned Development Sites

When a single development site is affected by both the CNTM and the CNTH sub-districts, those areas of the site may be developed in conformance with permitted uses and development standards of either the CNTM or the CNTH sub-district. If a split-zone property includes a portion in the CNRM district, that portion shall be developed according to the CNRM standards.

4.1226 Permitted Land Uses

Table 4.1226 lists the types of land uses that are permitted in the Civic Neighborhood Plan District.

P = Permitted uses.

L = Use is permitted, but it is limited in the extent to which it may be permitted.

NP = Use not permitted.

SUR = Use permitted subject to a Special Use Review.

Each of these uses must comply with the land-use district standards of this section and all other applicable requirements of the Community Development Code.

"NP" is only used if the use category is "P" or "L" in another sub-district within the Development Code. Other categories not listed also are not permitted. Existing uses that are not permitted in a Civic Neighborhood sub-district may continue in existence, subject to provisions of Development Code **Section 8.0200** Existing and Nonconforming Uses and Development.

Table 4.1226: Permitted Uses in the Civic Neighborhood Plan District

Residential Uses[1]	CNTH	CNTM	CNRM
Single-Family Detached Dwelling	NP	NP	NP
Duplex	NP	NP	NP
Single-Family Attached Dwellings	P	P	P
Attached Dwellings on a Single Lot	P	P	P
Elderly Housing	SUR	SUR	SUR
Manufactured Dwelling Park	NP	NP	NP
Residential Facility	P	P	P
Residential Home	NP	NP	NP

Table 4.1226 Notes

[1]Temporary health hardship dwellings may be permitted in conjunction with a pre-existing single-family detached dwelling.

Commercial Uses	CNTH	CNTM	CNRM
Auto-Dependent Use	NP	NP	NP
Business and Retail Service and Trade[2]	P	P	L[3]
Clinics	P	P	L[3]
Commercial Parking	SUR	SUR	SUR/L[3]
Daycare Facilities	P	P	P
Live/Work	P	P	P
Major Event Entertainment	SUR	SUR	NP
Mini-Storage Facilities	NP	NP	NP
Outdoor Commercial	NP	NP	NP

Table 4.1226 Notes, Continued

[2]Also see Section 4.1232 Limitations on Outdoor Commercial Activity

[3]Limited to sites fronting NW Burnside Road and NW Division Street.

Table 4.1126, Continued

Industrial Uses	CNTH	CNTM	CNRM
Construction	NP	NP	NP
Exclusive Heavy Industrial Uses	NP	NP	NP
Industrial Office	NP	NP	NP
Information Services	NP	NP	NP
Manufacturing	L/SUR[4]	L/SUR[4]	NP
Miscellaneous Industrial	NP	NP	NP
Trade Schools	NP	NP	NP
Transportation/Distribution	NP	NP	NP
Warehousing/Storage	NP	NP	NP
Waste Management	NP	NP	NP
Wholesale Trade	NP	NP	NP

Table 4.1226 Notes, Continued

[4]Manufacturing uses shall be compatible with other Civic Neighborhood uses and are allowed only if all of the following conditions are met:

a. The manufacturing component shall be allowed in conjunction with an allowed Business and Retail Service and Trade use; and
b. The manufacturing component shall occupy no more than 10,000 square ft. of floor area per site; and
c. The emission of air pollutants and nuisance odorous gases and changes in temperature detectable by the human senses without the aid of instruments at any point beyond the property line is prohibited; and
d. Electrical disturbances that interfere with the normal operation of equipment or instruments on adjacent properties are prohibited; and
e. Operations that produce heat or glare shall be conducted entirely within an enclosed building; and
f. Loud, unnecessary, or unusual noise that endangers health, peace or safety is prohibited.

Institutional Uses	CNTH	CNTM	CNRM
Civic Uses	SUR	SUR	SUR
Community Services	SUR	SUR	SUR
Medical	SUR	SUR	L[6]
Parks, Open Spaces and Trails	L/SUR[7]	L/SUR[7]	L/SUR[7]
Religious Institutions	P	P	P
Schools	P/SUR[8]	P/SUR[8]	P/SUR[8]

Table 4.1226 Notes, Continued

[6]Limited to sites fronting NW Burnside Road and NW Division Street.

[7]Golf courses are not permitted in the Civic Neighborhood Plan District.

[8]Schools are permitted without a Special Use Review if they are occupying an existing commercial space. Schools must pursue a Special Use Review if they are proposing new construction.

Table 4.1126, Continued

Renewable Energy Uses[9]	CNTH	CNTM	CNRM
Solar Energy Systems	L/SUR[10]	L/SUR[10]	L/SUR[10]
Wind Energy Systems	L/SUR[11]	L/SUR[11]	L/SUR[11]
Biomass Energy Systems	L[12]	L[12]	L[12]
Geothermal Energy Systems	L/SUR[13]	L/SUR[13]	L/SUR[13]
Micro-Hydro Energy Systems	L[14]	L[14]	L[14]

Table 4.1226 Notes, Continued

[9]See Section 10.900 for additional standards that apply.

[10]For limitations, see Section 4.1234 Solar Energy System Standards for Civic Neighborhood Districts.

[11]For limitations, see Section 4.1235 Wind Energy System Standards for Civic Neighborhood Districts.

[12]For limitations, see Section 4.1236 Biomass Energy System Standards for Civic Neighborhood Districts.

[13]For limitations, see Section 4.1237 Geothermal Energy System Standards for Civic Neighborhood Districts.

[14]For limitations, see Section 4.1238 Micro-Hydro Energy System Standards for Civic Neighborhood Districts.

Other Uses	CNTH	CNTM	CNRM
Basic Utilities			
Minor basic utilities	P	P	P
Major basic utilities[15]	SUR	SUR	L/SUR
Heliports	SUR	SUR	SUR
Wireless Communications Facilities	SUR	SUR	SUR
Temporary, Intermittent & Interim Uses	P	P	P
Marijuana Businesses	L[16]	L[16]	NP

Table 4.1226 Notes, Continued

[15]Electrical generating facilities and sewage treatment plants are not permitted in the Civic Neighborhood Plan District.

[16]For limitations, see Gresham Revised Code (GRC) 9.63.090.

4.1230 Civic Neighborhood Sub-District Standards

Table 4.1230.A summarizes development standards which apply within the Civic Neighborhood Plan District. The standards contained in this table are supplemented by subsections of Section 4.1200, which provide additional clarification and guidance. Existing developments that do not meet the standards specified for a particular sub-district may continue in existence and be altered, subject to provisions of Section 8.0200 Existing and Nonconforming Uses and Development.

Table 4.1230.A: Civic Neighborhood Sub-District Standards

		CNTH	CNTM	CNRM
Maximum Building Height		10 stories	8 stories	6 stories, or 4 stories within 50 ft. of the NW Wallula Ave. right of way
Floor Area Ratio for non-residential and mixed-use projects [1]	Minimum	0.9	0.5	0.3
	Maximum	none	none	0.9
Residential Net Density (units per acre)	Minimum	30	24	17
	Maximum	none	none	30
Screening & Buffering Required (Section 9.0100)		New development in the Civic Neighborhood Plan District is exempt from the provisions of Section 9.0100, except where the proposed development abuts a lot that is outside the Civic Neighborhood Plan District.		
Clear Vision Area (Section 9.0200)		Not applicable except for developments with frontage on an Urban Boulevard (Arterial) Street Type.		
Height Transition (Section 9.0600)		Yes	Yes	Yes

Table 4.1230.A Notes:

[1]The following uses are exempt from minimum floor-area ratio and maximum setback requirements:

a. Transit facilities such as bus shelters and storage/utility sheds;
b. Parks, Open Space, and Trails;
c. Basic Utilities;
d. Wireless Communication Facilities;
e. Heliports;
f. Portable Classrooms; and
g. Museums.

Table 4.1230.B: Civic Neighborhood Setbacks Standards

Setbacks are based on the sites primary frontage. See Section 4.1240 Civic Neighborhood Street Types and Map 4.1243: Civic Neighborhood Streets and Future Streets to identify the primary street type. Also See Section 4.1250(A)(2) for frontage standards.

Street types	Urban Boulevard (Arterials)	Civic Drive	Wallula Avenue	Civic Neighborhood Connector[1]	Civic Neighborhood Local
Single-Family Attached Dwellings					
Minimum Building Setbacks (in feet)[2]	Front: 10 Street Side: 5[3] Side: 0 Rear: 5	Front: 5 Street Side: 5 Side: 5 Rear: 5	Front: 10 Street Side: 5 Side: 5 Rear: 5	Front: 5 Street Side: 5 Side: 5 Rear: 5	Front: 5 Street Side: 5 Side: 5 Rear: 5
Maximum Building Setbacks (in feet)[4, 5]	Front: 20 Street Side: 10[3]	Front: 10 Street Side: 10	Front: 20 Street Side: 10	Front: 10 Street Side: 10	Front: 10 Street Side: 10
Minimum Lot Dimensions	Width at building line, interior lot: 16 ft. Width at building line, corner lot: 25 ft.				
Minimum Lot Size	none				
Attached Dwellings on a Single Lot					
Minimum Building Setbacks (in feet)[2]	Front: 10 Street Side: 5[3] Side: 0 Rear: 5	Front: 5 Street Side: 5 Side: 5 Rear: 5	Front: 10 Street Side: 5 Side: 5 Rear: 5	Front: 5 Street Side: 5 Side: 5 Rear: 5	Front: 5 Street Side: 5 Side: 5 Rear: 5
Maximum Building Setbacks (in feet)[4, 5]	Front: 20 Street Side: 10[3]	Front: 8 Street Side: 8	Front: 20 Street Side: 10	Front: 10 Street Side: 10	Front: 10 Street Side: 10
Minimum Lot Size	none				
Commercial, Industrial, Institutional					
Minimum Building Setbacks (in feet)[2]	Front: 0 Street Side: 0[3] Side: 0 Rear: 0	Front: 0 Street Side: 0 Side: 0 Rear: 0	Front: 10 Street Side: 5 Side: 5 Rear: 5	Front: 0 Street Side: 0 Side: 0 Rear: 0	Front: 0 Street Side: 0 Side: 0 Rear: 0
Maximum Building Setbacks (in feet)[4,5]	Front: 5 Street Side: 5[3]	Front: 5 Street Side: 5	Front: 20 Street Side: 10	Front: 8 Street Side: 8	Front: 10 Street Side: 10
Minimum Lot Size	none				

Table 4.1230.B Notes:

[1]Including undesignated street types and primary internal drives.

[2]For the purposes of Table 4.1230.B, side setbacks means interior side (not common wall).

[3]If the street side fronts NW Wallula Avenue, the street side setback shall be a minimum 10 ft. and a maximum 20 ft.

[4]Maximum front setbacks do not apply on a site once all minimum building frontage requirements of the street type have been satisfied. For example, if a street type requires that 75% of the frontage must be occupied by a building and that requirement has been satisfied, other buildings can be constructed behind that building beyond the maximum setback.

[5]The following uses are exempt from minimum floor area ratio and maximum setback requirements:

a. Transit Facilities such as Bus Shelters and Storage/Utility Sheds;
b. Parks, Open Space, and Trails;
c. Basic Utilities;
d. Wireless Communication Facilities;
e. Heliports;
f. Portable Classrooms; and
g. Museums.

4.1231 Floor Area Ratio

A. For purposes of minimum floor area ratio calculations in the Civic Neighborhood Plan District, applicants may include the following in the ground-level floor area up to a total of 1,000 sq. ft. or 10 percent of the site, whichever is larger:

1. Publicly accessible open space.

2. Area removed from the first-floor building footprint to create corner features to comply with Section 4.1151(B)(8). For example, a beveled corner will have a slightly smaller footprint than a 90-degree corner because of the bevel.

3. Areas between the minimum and maximum front setbacks for Commercial, Industrial, and Institutional uses that are provided for usable, pedestrian-oriented uses such as walkways and outdoor dining areas.

B. For mixed-use developments in areas with a minimum commercial floor area ratio (FAR) and a minimum residential density requirement, minimum FAR and residential density requirements are satisfied when consistent with the following formula:

$$\frac{\text{Number Of Proposed Dwelling Units}}{\text{Minimum Number Of Units Required}} + \frac{\text{Proposed Commercial Floor Area}}{\text{Minimum Required Commercial Floor Area}} \geq 1$$

C. For mixed-use developments in areas with a maximum commercial floor area ratio (FAR) and a maximum residential density requirement, maximum FAR and residential density requirements are satisfied when consistent with the following formula:

$$\frac{\text{Number Of Proposed Dwelling Units}}{\text{Maximum Number Of Units Required}} + \frac{\text{Proposed Commercial Floor Area}}{\text{Maximum Required Commercial Floor Area}} \leq 1$$

4.1232 Limitations on Outdoor Commercial Activity

In all Civic Neighborhood sub-districts, the amount of site area used for outdoor commercial activity (such as sales, display, and storage) excluding outdoor dining areas, shall not exceed 15% of the ground-floor area of buildings on the site with which the activity is associated or 1,000 sq. ft., whichever is less.

4.1233 Drive-Through Uses.

Drive-through uses are not permitted in the Civic Neighborhood Plan District.

4.1234 Solar Energy Standards for Civic Neighborhood Districts.

Solar energy systems are limited in all Civic Neighborhood districts as follows:

A. Scale. Small and medium scale solar energy systems are permitted. Large scale systems are permitted with a Special Use Review.

B. Type. Roof-top, flat-roof, integrated, and ground-mounted solar energy systems are permitted.

C. Height. The following limitations on maximum height apply to all solar energy systems:

1. Roof-top, Flat-roof, and Integrated.

a. For roofs that are flat or the horizontal portion of mansard roofs, the solar energy systems on frames shall not exceed 10 ft. above the roof height on which the system is installed.

b. For pitched, hipped, or gambrel roofs, the solar energy system panels shall not exceed 18 inches in height from the surface of the roof on which the system is installed.

2. Ground-mounted. Ground-mounted solar energy systems shall not exceed 20 ft. in height.

D. Setbacks and Yards. Solar energy systems are not allowed in the required front or street-side setback.

4.1235 Wind Energy Standards for Civic Neighborhood Districts

Wind energy systems are limited in all Civic Neighborhood districts as follows:

A. Scale. Small and medium scale wind energy systems are permitted. Large scale systems are permitted with a Special Use Review.

B. Type. Roof-top and ground-mounted wind energy systems are permitted.

C. Height. The following limitations on maximum height apply to all wind energy systems:

1. Roof-top. Wind energy systems shall not exceed the district height limit in which they are located and shall not exceed 10 ft. above the height of the roof on which the system is installed.

2. Ground-mounted. The height of ground-mounted wind energy systems shall not exceed 45 ft. as measured from the grade at the base of the equipment to the top of the system. The height limit of 45 ft. can be exceeded up to 110 ft. with a Special Use Review.

D. Setbacks and Yards. Wind energy systems are not allowed in the required front, street-side, side, or rear setbacks and are not allowed in the front yard or street-side yard between the building and the street.

4.1236 Biomass Energy Standards for Civic Neighborhood Districts

Biomass energy systems are limited in all Civic Neighborhood districts as follows:

A. Scale. Small scale biomass energy systems are permitted.

B. Type. Non-hazardous biomass systems are permitted.

C. Height. Biomass energy systems shall not exceed the maximum district height limits.

D. Setbacks and Yards. Biomass energy systems are not allowed in the required front, street-side, side, or rear setbacks, and are not allowed in the front or street-side yards between the building and the street.

4.1237 Geothermal Energy Standards for Civic Neighborhood Districts

Geothermal energy systems are limited in all Civic Neighborhood districts as follows:

A. Scale. Small scale geothermal energy systems are permitted. Large scale systems are permitted with a Special Use Review.

B. Type. Closed-loop geothermal energy systems that are not in any wellfield protection areas are permitted.

C. Height. Geothermal systems shall not exceed the maximum district height limits.

D. Setbacks and Yards. Geothermal systems are not allowed in the required front, street-side, side, or rear setbacks, except small geothermal heating and cooling units such as heat pumps can project into the setbacks per Section 9.0900 Projections.

4.1238 Micro-Hydro Energy Standards for Civic Neighborhood Districts

Micro-hydro energy systems are limited in all Civic Neighborhood districts as follows:

A. Scale. Small scale micro-hydro energy systems are permitted.

B. Type. In-pipe micro-hydro energy systems such as systems within water, stormwater, or wastewater pipe are permitted.

C. Height. Generally the district height limits apply. However, in-pipe systems may exceed the district height limit as allowed for mechanical equipment. If supplemental equipment structures accompany the in-pipe systems, then the district height limit would apply.

D. Setbacks and Yards. Micro-hydro energy systems contained within piping are allowed and pipe can run within the required setbacks. However, if supplemental equipment structures accompany the in-pipe systems, then the district setback limits apply.

4.1240 Civic Neighborhood Streets

4.1241 Street Type Purpose

The Street Types sections contain non-discretionary standards that developments must meet as part of the design review process to ensure positive building-to-sidewalk relationships and well-designed streetscapes. Street design features and building-to-street relationships will support the development of the Civic Neighborhood as pedestrian-oriented and transit-supportive. Special features have been incorporated into several street design classifications included in this document.

The 4.1243 Civic Neighborhood Streets and Future Streets map supersedes the Transportation System Plan Functional Classification Plan, and streets, accessways, and multi-use pathways shall be constructed per the standards contained in Section 4.1243(A)-(E) and following the Section 4.1250 Design Guidelines and Standards.

This section includes several different street types applied to streets throughout the Civic Neighborhood, recognizing that street design and how buildings interface with the street varies based on function, location, land uses, and multi-modal capacity. These Street Type requirements will ensure consistent application of appropriate treatments based on mixes of uses and levels of intensity throughout the sub-districts. This section includes standards for the following Street Type designations listed in order of highest functional class to lowest (refer to Map 4.1243 for specific designations of each Civic Neighborhood street and designated future street):

- Urban Boulevard (Arterial)
- Civic Drive
- Wallula Avenue
- Civic Neighborhood Connector
- Civic Neighborhood Local

As new streets are constructed or existing streets are redeveloped, environmentally friendly features for stormwater management are required. See Street Types and the Gresham's Public Works Standards for requirements.

4.1242 Public Works Standards Coordination

Applicants shall consult specific street engineering construction standards in the Public Works Standards and the Stormwater Management Manual in combination with these Street Type Standards and the street standards included elsewhere in the Gresham Community Development Code. If compliance with the standards results in a conflict between the Community Development Code and Public Works Standards, the Public Works Standards govern the street design. The Department of Environmental Services may grant exceptions to the Public Works Standards through the Design Modification Process if the City receives benefit from the suggested standard deviation.

Existing curb-to-curb dimensions may vary from what is shown in street type cross sections. Applicants shall consult the Public Works Standards to determine how to implement the street type cross sections in different situations.

4.1243 Civic Neighborhood Street Type Standards

Map 4.1243: Civic Neighborhood Streets and Future Streets

Map 4.1243 Note: Any unclassified or future street bounded by Burnside, Eastman, Division and Wallula, shall be classified as Civic Neighborhood Local streets. Any unclassified street outside of that boundary shall be classified and dimensioned per the Transportation System Plan and shall meet the setback and street type of the Urban Boulevard or Civic Neighborhood Local, whichever is more similar.

4.1243 Civic Neighborhood Street Type Standards, Continued

A. Urban Boulevard (Arterial)

For the Urban Boulevard (Arterial) Street Type, all the following Street Type Standards shall be met:

1. See Diagrams A.1 and A.2 for a typical cross section and plan view of the Urban Boulevard (Arterial) Street Type.
2. Applicants shall also consult the Public Works Standards and standards included elsewhere in the Gresham Community Development Code.
3. There shall be a clear, accessible walking route of a minimum 5 ft. in width provided in a sidewalk of 6 ft. in width. Appurtenances may protrude 1 ft. into the 6-ft. sidewalk width at the discretion of the Manager or Design Commission. The 5-ft. clear accessible walking route shall be contiguous across adjacent lots.
4. There shall be an 8-ft. amenity zone provided. The amenity zone may consist of features such as street trees, street lighting, landscaping, additional walk width, stormwater plantings, and/or seating.
5. Street trees shall be selected from the City's Recommended Street Tree list. Recommended street tree species for the Civic Drive street type include:
   - Oak (Crimson Spire, Forest Green, or Columnar English)
   - Linden (Summer Sprite, Redmond Bigleaf, Chancellor, or Corinthian)
   - Elm (Emerald Sunshine)
   - Zelkova (City Sprite or Musashino)
6. Decorative pedestrian scale street lighting is required as specified in the Public Works Standards.
7. Comply with Section 9.0200 – Clear Vision Area.
8. All crosswalks shall have a contrasting color and texture detail, with colored pavers or concrete required per Public Works Standards Drawings 628: Crosswalk, Concrete and 629: Crosswalk, Paver.

Fig. A.1 Existing street view of an Urban Boulevard (Arterial) Street Type frontage with parallel parking and bike lane.

Fig. A.2 A landscaped median.

4.1243 Civic Neighborhood Street Type Standards, Continued

A. Urban Boulevard (Arterial), Continued

Diagram A.1: Urban Boulevard (Arterial) Street Type Cross Section Diagram

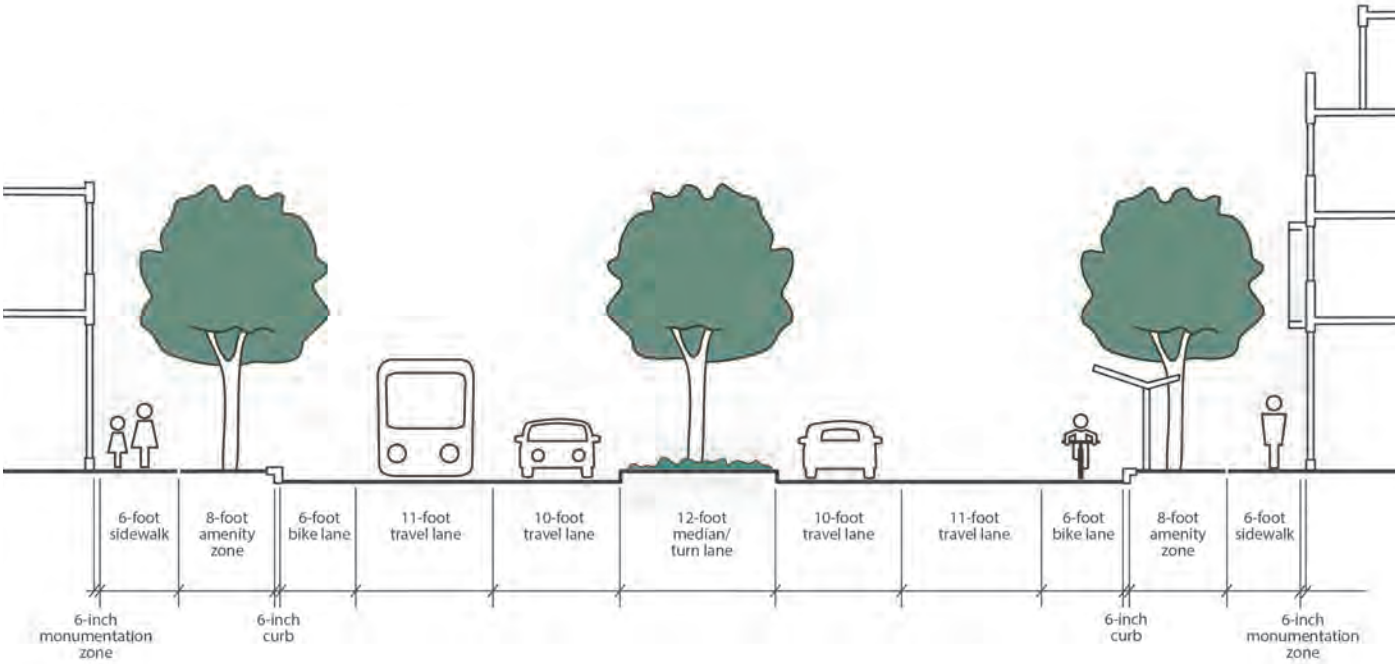
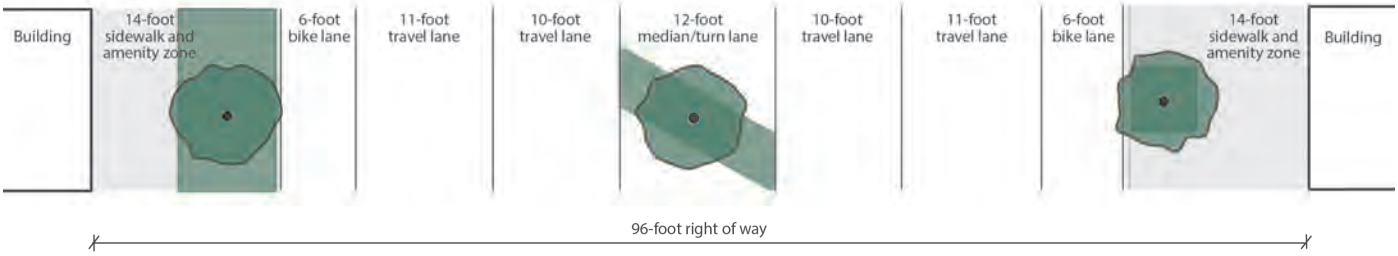


Diagram A.2: Urban Boulevard (Arterial) Street Type Plan View Diagram



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4.1243 Civic Neighborhood Street Type Standards, Continued

B. Civic Drive

For the Civic Drive Street Type, all the following Street Type Standards shall be met:

1. See Diagrams B.1 and B.2 for a typical cross section and plan view of the Civic Drive Street Type.
2. Applicants shall also consult the Public Works Standards and standards elsewhere in the Gresham Community Development Code.
3. There shall be a clear, accessible walking route of a minimum 5 ft. in width provided in a sidewalk of 10 ft. in width. Appurtenances may protrude 1 ft. into the sidewalk width at the discretion of the Manager or Design Commission.
4. There shall be a 4-ft. amenity zone provided. The amenity zone may consist of features such as street trees, street lighting, landscaping, stormwater plantings, and/or seating.
5. Street trees shall be selected from the City's Recommended Street Tree list. Recommended street tree species for the Civic Drive street type include:
   - Maple (Queen Elizabeth, Rocky Mountain Glow, Armstrong, Bowhall, Apollo)
   - Linden (Summer Sprite, Redmond Bigleaf, Chancellor, or Corinthian)
   - Ginkgo (Princeton Sentry)
6. Curbed bulb-outs shall be provided at all street intersections and crosswalks.
7. Decorative pedestrian scale street lighting is required as specified in Public Works Standards Drawings 638: Streetlight, Architectural.
8. All crosswalks shall have a contrasting color and texture detail, with colored pavers or concrete required per Public Works Standards Drawings 628: Crosswalk, Concrete and 629: Crosswalk, Paver.

Fig. B.2 Existing Civic Drive improvements with a commercial frontage and planter.

Fig. B.3 Existing Civic Drive improvements with distinct crosswalk paving

Fig. B.1 Existing Civic Drive improvements with distinct intersection paving and decorative street lights.

4.1243 Civic Neighborhood Street Type Standards, Continued

B. Civic Drive, Continued

Diagram B.1: Civic Drive Street Type Cross Section

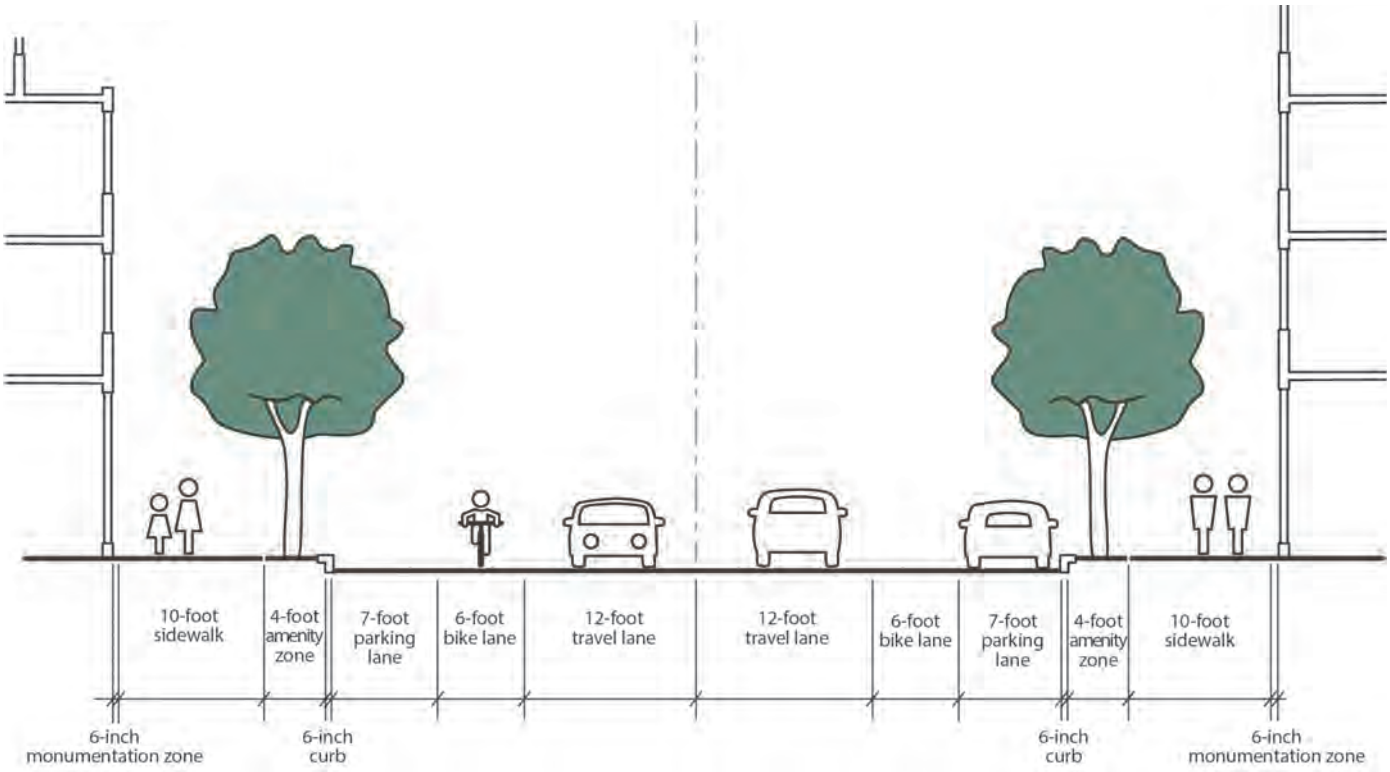
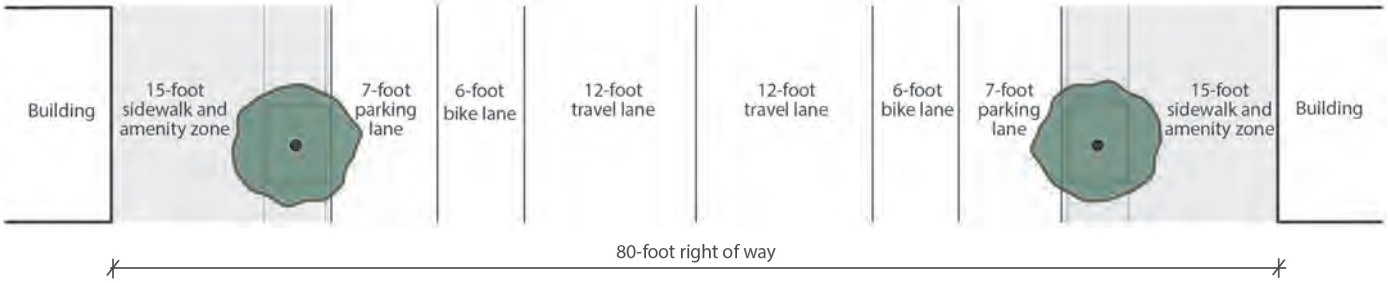


Diagram B.2: Civic Drive Street Type Plan View Diagram



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4.1243 Civic Neighborhood Street Type Standards, Continued

C. Wallula Avenue

For the Wallula Avenue Street Type, all the following Street Type Standards shall be met:

1. NW Wallula Avenue shall follow the Public Works Standards for a Standard Collector Street type. See Diagrams C.1 and C.2 for an example cross section and plan view of the Wallula Avenue Street Type.
2. Applicants shall also consult the Public Works Standards and standards elsewhere in the Gresham Community Development Code.
3. There shall be a clear, accessible sidewalk of 5 ft. in width provided. The 5-ft. clear sidewalk shall be contiguous across adjacent lots.
4. There shall be a 6-ft. landscaped amenity zone provided. The amenity zone may consist of features such as street trees, street lighting, landscaping, stormwater plantings, and/or seating.
5. The location of the amenity zone and 5-ft. clear sidewalk shall be varied where necessary to maintain healthy regulated trees of the following species in and adjacent to the right of way (see Diagrams C.1 and C.2 for example). A varied walk and amenity zone may be provided to preserve unlisted species of regulated trees at the discretion of the Manager or Design Commission. Trees must be healthy and viable, as determined by a consulting arborist, a qualified arborist or a registered consulting arborist.
   - Douglas Fir
   - Western Red Cedar or Hogan Cedar
   - Coast Redwood
   - Giant Sequoia
6. Street trees shall be selected from the City's Recommended Street Tree list. Where space allows, street tree species for the Wallula Avenue street type shall be one of the following:
   - Douglas Fir
   - Western Red Cedar
   - Incense Cedar
   - Coast Redwood
   - Giant Sequoia

   In smaller planting areas, recommended street tree species for the Wallula Avenue street type include:

   - Maple (Metro Gold, Rocky Mountain Glow, Queen Elizabeth, Commemoration)
   - Oak (Skymaster, Forest Green, Swamp White)
7. Decorative pedestrian scale street lighting is required as specified in Public Works Standards Drawings 638: Streetlight, Architectural.
8. All crosswalks shall have a contrasting color and texture detail, with colored pavers or concrete required per Public Works Standards Drawings 628: Crosswalk, Concrete and 629: Crosswalk, Paver.

Fig. C.1 The location of the existing 5-ft. clear walkway moves to maintain mature trees along the NW Wallula Avenue frontage.

4.1243 Civic Neighborhood Street Type Standards, Continued

C. Wallula Avenue, Continued

Diagram C.1: Wallula Avenue Street Type Cross Section

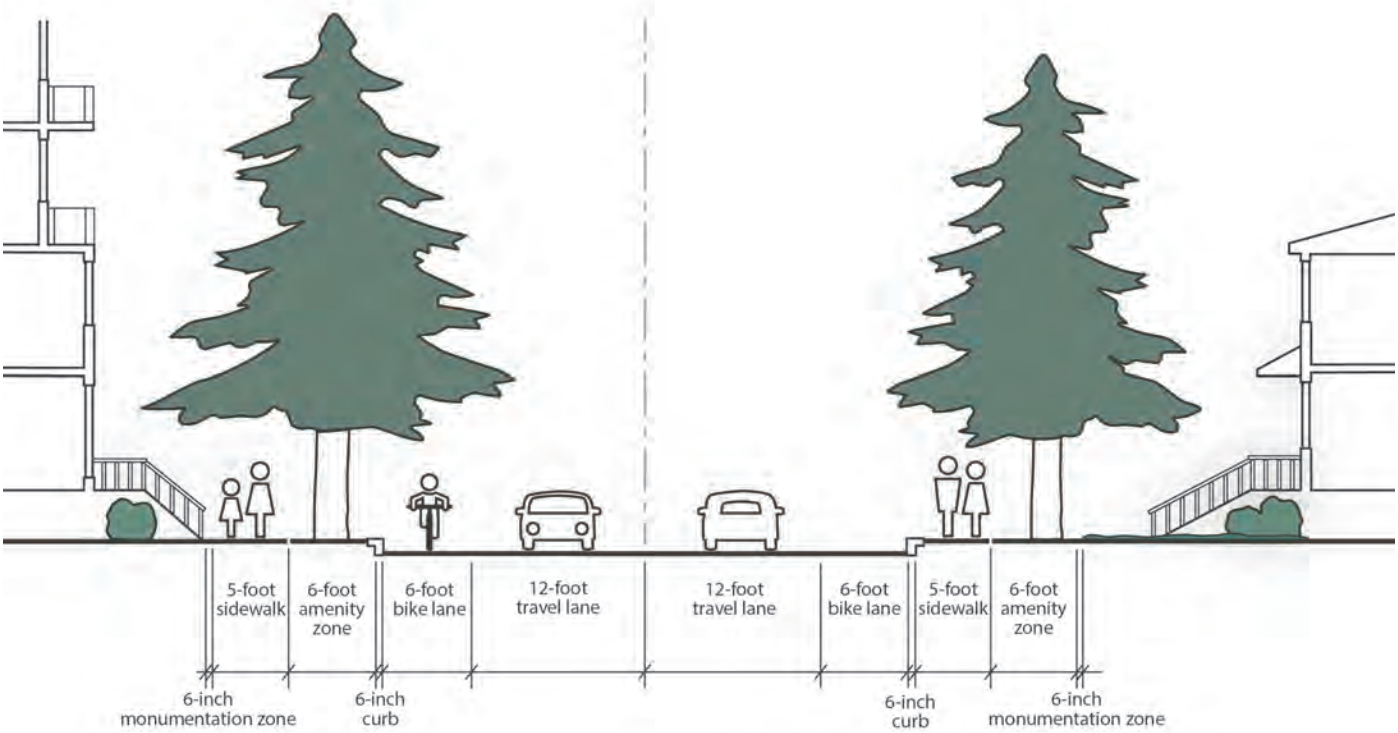
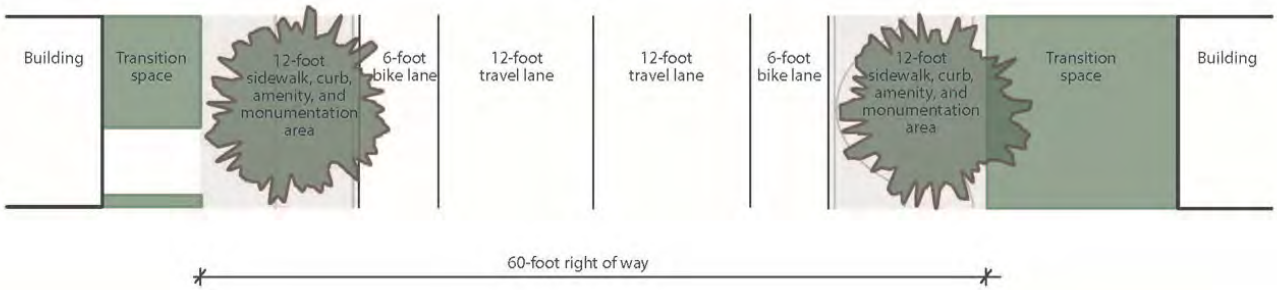


Diagram C.2: Wallula Avenue Street Type Plan View Diagram



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4.1243 Civic Neighborhood Street Type Standards, Continued

D. Civic Neighborhood Connector

For the Civic Neighborhood Connector Street Type, all the following Street Type Standards shall be met:

1. See Diagrams D.1 and D.2 for a typical cross section and plan view of the Civic Neighborhood Connector Street Type.
2. Applicants shall also consult the Public Works Standards and standards elsewhere in the Gresham Community Development Code.
3. There shall be a clear accessible walking route of a minimum 5 ft. in width provided in a sidewalk of either 6 ft. or 7 ft. in width. Appurtenances may protrude 1 ft. into the sidewalk width at the discretion of the Manager or Design Commission. The 5-ft. clear accessible walking route shall be contiguous across adjacent lots.
4. Where a 6-ft. wide sidewalk is provided, there shall be a 5-ft. wide amenity zone. Where a 7-ft. wide sidewalk is provided, there shall be a 4-ft. wide amenity zone. The amenity zone may consist of features such as street trees, street lighting, landscaping, stormwater plantings and/or seating.
5. Street trees shall be selected from the City's Recommended Street Tree list. Recommended street tree species for the Civic Neighborhood Connector street type include:
   - Ginkgo (Princeton Sentry, Autumn Gold, Saratoga, or Halka)
   - Cherry (Columnar Sargent , Pink Flair, Snow Goose, or Cascade Snow)
   - Honeylocust (Shade Master, Skyline, or Street Keeper)
   - Zelkova (City Sprite or Musashino)
6. Curbed bulb-outs shall be provided at all at street intersections and crosswalks.
7. Decorative pedestrian scale street lighting is required as specified in Public Works Standards Drawings 638: Streetlight, Architectural.
8. All crosswalks shall have a contrasting color and texture detail, with colored pavers or concrete required per Public Works Standards Drawings 628: Crosswalk, Concrete and 629: Crosswalk, Paver.

Fig. D.1 Wide sidewalks with active uses and tree wells in amenity zone.

Fig. D.2 Landscaped amenity zone with wide sidewalk.

Fig. D.3 Rain gardens in amenity zone.

4.1243 Civic Neighborhood Street Type Standards, Continued

D. Civic Neighborhood Connector, Continued

Diagram D.1: Civic Neighborhood Connector Street Type Cross Section

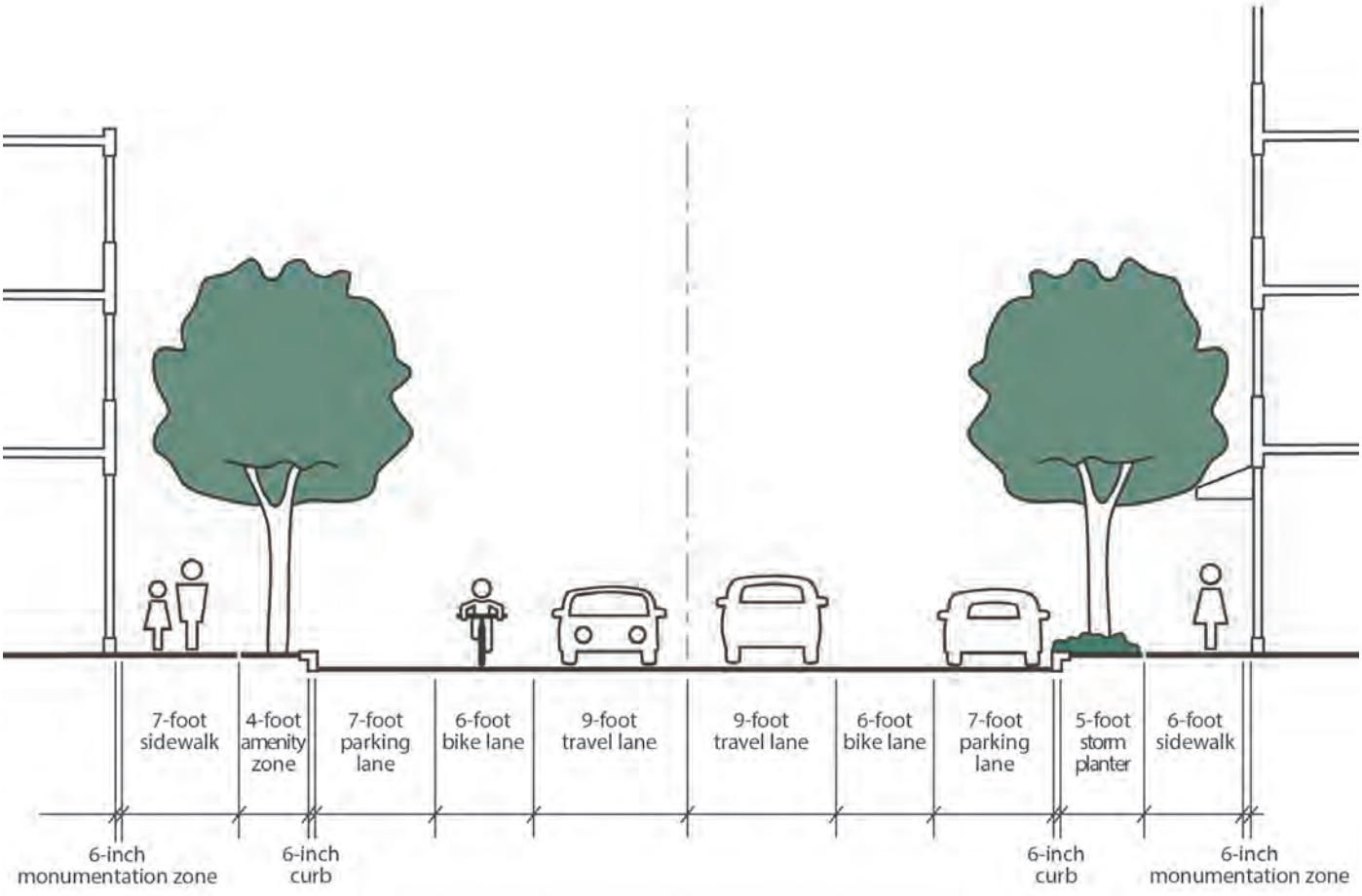
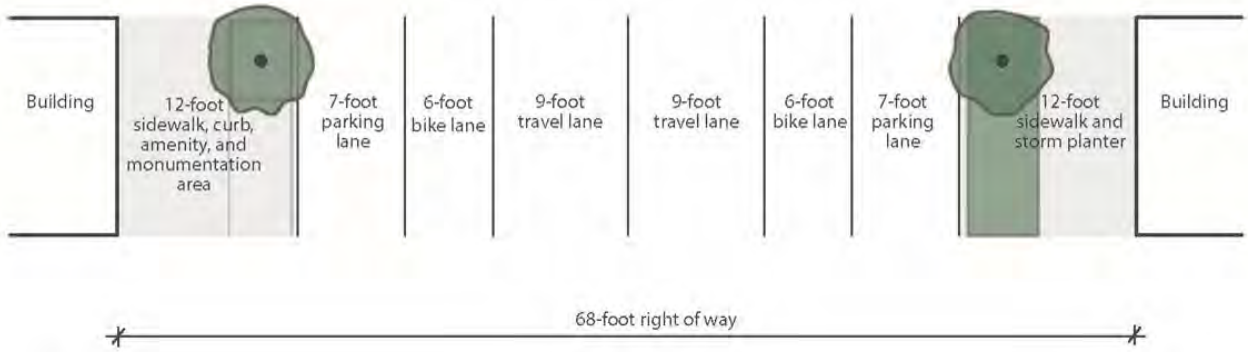


Diagram D.2: Civic Neighborhood Connector Street Type Plan View Diagram



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4.1243 Civic Neighborhood Street Type Standards, Continued

E. Civic Neighborhood Local

For the Civic Neighborhood Local Street Type, all the following Street Type Standards shall be met:

1. See Diagrams E.1 and E.2 for a typical cross section and plan view of the Civic Neighborhood Local Street Type.
2. Applicants shall also consult the Public Works Standards and standards elsewhere in the Gresham Community Development Code.
3. There shall be a clear accessible walking route of a minimum 5 ft. in width provided in a sidewalk of either 5 ft. or 6 ft. in width. Appurtenances may protrude 1 ft. into the sidewalk width at the discretion of the Manager or Design Commission. The 5-ft. clear accessible walking route shall be contiguous across adjacent lots.
4. Where a 5-ft. wide sidewalk is provided' there shall be a 5-ft. wide amenity zone. Where a 6-ft. wide sidewalk is provided' there shall be a 4-ft. wide amenity zone. The amenity zone may consist of features such as street trees, street lighting, landscaping, stormwater plantings and/or seating.
5. Street trees shall be selected from the City's Recommended Street Tree list. Recommended street tree species for the Civic Neighborhood Local street type include:
   - Ginkgo (Princeton Sentry, Autumn Gold, Saratoga, or Halka)
   - Cherry (Columnar Sargent , Pink Flair, Snow Goose, or Cascade Snow)
   - Honeylocust (Shade Master, Skyline, or Street Keeper)
   - Zelkova (City Sprite or Musashino)
6. Curbed bulb-outs shall be provided at all at street intersections and crosswalks.
7. Decorative pedestrian scale street lighting is required as specified in Public Works Standards Drawings 638: Streetlight, Architectural.
8. All crosswalks shall have a contrasting color and texture detail, with colored pavers or concrete required per Public Works Standards Drawings 628: Crosswalk, Concrete and 629: Crosswalk, Paver.

Fig. E.1 A 4-ft. amenity zone, wide sidewalk, and landscaped setback.

Fig. E.2 Sidewalk with wide, landscaped amenity zone.

Fig. E.3 Rain gardens in planting area

4.1243 Civic Neighborhood Street Type Standards, Continued

E. Civic Neighborhood Local, Continued

Diagram E.1: Civic Neighborhood Local Street Type Cross Section

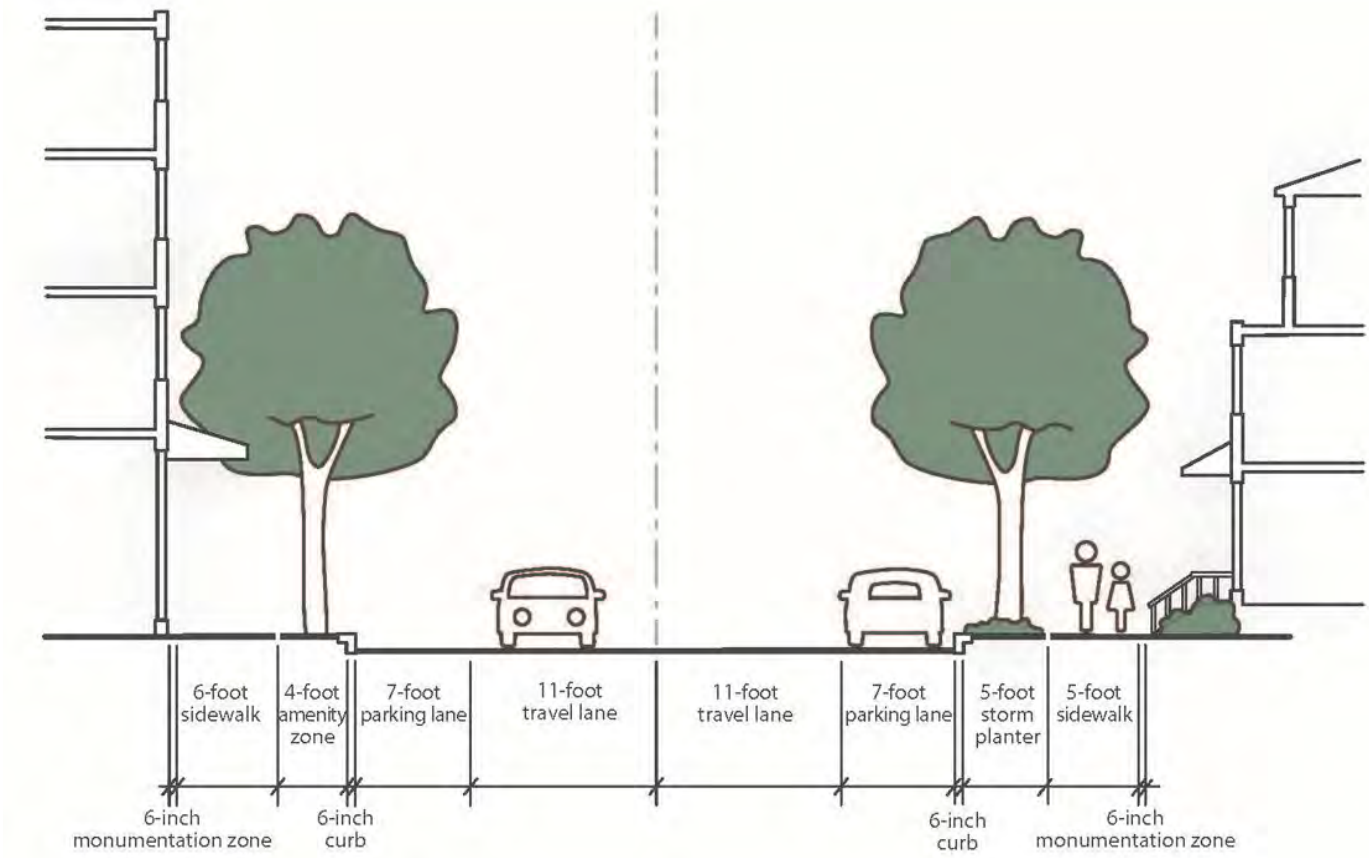
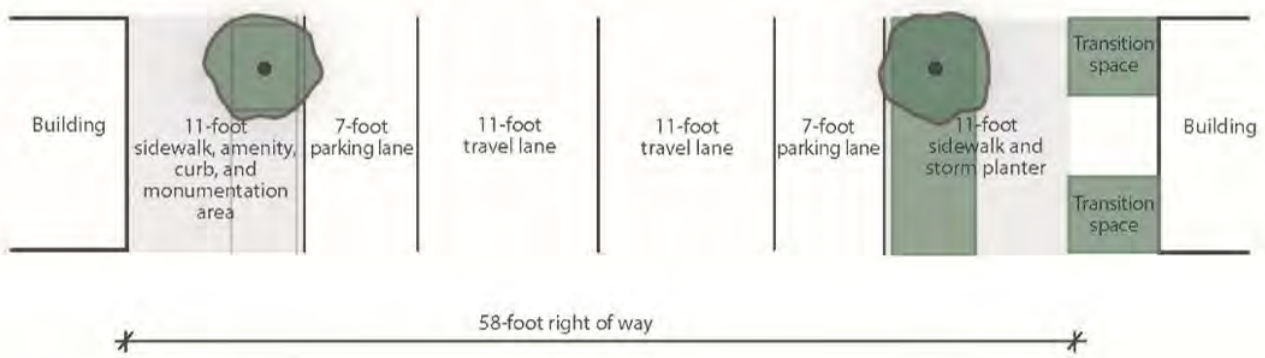


Diagram E.2: Civic Neighborhood Local Street Type Plan View Diagram



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4.1250 Civic Neighborhood Design Guidelines and Standards

Purpose: The Civic Neighborhood Design Guidelines and Standards set the criteria and provide measurable or descriptive ways, depending on the review process chosen, for evaluating how well a project meets the design principles established for the neighborhood.

The Guidelines and Standards are organized under two principal categories, Site Design and Building Design. Each general category includes basic topics, such as Integrated Site Planning or Building Massing. Each of these includes a list of the design principles most applicable to the specific topic, and a list of guidelines (descriptive methods and techniques to meet the intent of the design principles) and their corresponding standards (clear and objective, measurable requirements to carry out the design principles). For each item either the Guideline or the Standard shall be followed. Guidelines correspond to the standard of the same number and vice versa. For example, the fifth guideline corresponds with the fifth standard (such as a guideline labeled “G5” corresponding with standard “S5”).

This section shall apply to all commercial, mixed-use, multi-family, single-family attached, and industrial development within the Civic Neighborhood Plan District. This section also applies to the following institutional uses: Civic Uses, Community Services, Medical, Religious Institutions, and Schools.

Section 4.1250 does not apply to park-and-ride facilities; cemeteries and mausoleums; equipment storage facilities for transit; park and ride transit facilities; parks, open space, and trails; and the following uses in the “Other” category: basic utilities, heliports, wireless communications facilities and temporary uses, and similar uses/structures as determined by the Manager or Design Commission. Section 4.1250 also does not apply to public facilities (as described in Appendix 5: Public Facilities).

Headings in this section apply to (except as exempted above):

All Development: All developments including single-family attached dwellings, unless otherwise noted.

Commercial, Industrial, and Institutional: All developments that are commercial uses, institutional uses, or those industrial uses allowed in the Civic Neighborhood, including commercial, institutional, or industrial uses as components of mixed-use structures. However, Parks, Open Spaces, and Trails are not included.

Multifamily: Attached dwellings on a single lot, residential components of mixed-use buildings, Elderly Housing, Residential Facilities, and Townhouse Style attached dwellings on a single lot, unless otherwise specified.

Single-Family Attached: Single-family attached dwellings and, where noted, Townhouse Style attached dwellings on a single lot.

Mixed-Use Development: For mixed-use developments, guidelines and standards under the Commercial, Industrial, and Institutional heading apply to those parts of the building and site designed for those uses, and the guidelines and standards under multi-family and single-family attached headings apply to those parts of the building and site designed for those uses. The "All Development" standards apply to the entire building.

If any conflicts exist among the standards for development in the CNTM or CNTH zone districts, the guidelines and standards under the Commercial, Industrial, and Institutional heading will supersede the guidelines and standards under the Multi-Family Residential and Single-Family Attached headings.

If any conflicts exist among the standards for development in the CNRM zone district, the guidelines and standards under the Multi-Family Residential and Single-Family Attached headings will supersede the guidelines and standards under the Commercial, Industrial, and Institutional heading.

Existing Development: Guidelines and standards in Section 4.1250 shall apply as determined by the Manager or Design Commission when the standards can reasonably apply to existing development, and as indicated under the "Existing Development" headings. For example, landscaping guidelines and standards may apply when new landscaping is being added. For Sections 4.1250(A) and (B), site and building modifications needed to comply with Section 8.0200 shall comply with applicable guidelines and standards.

1. Integrated Site Design

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 an environment which is comfortable for people and allows for improved infill development and redevelopment potential.

Key Civic Neighborhood Design Principles:

A. Reflect Neighborhood Identity
B. Support a Mixed-use Community
C. Provide Pedestrian and Transit Orientation
D. Create Active Streetscapes
E. Enhance Connectivity
F. Integrate Public Amenities and Green Spaces
G. Utilize Sustainable Development Practices
I. Design at a Human Scale

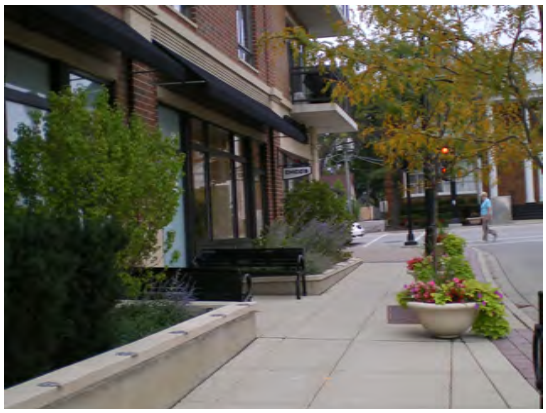

Fig. A.1: Site design creates connections to the surrounding area.

Design Guidelines

All Development

G1. The 4.1250(A)(1)(S1) standard shall be met.

G2. The 4.1250(A)(1)(S2) standard shall be met.

G3. The 4.1250(A)(1)(S3) standard shall be met.

Fig. A.1.S2: Enhanced pedestrian crosswalk.

Design Standards

All Development

S1. All new developments shall be designed in a manner that is consistent with and responds to the City's approved Future Street Plan. Future Street Plans may be required at the discretion of the Manager and shall be prepared and approved as required by Section 9.0700.

S2. Where public streets are required, the Manager may require that traffic-calming features such as speed bumps, curb extensions, and enhanced pedestrian crosswalks be included in the design and construction of the streets.

S3. Public streets shall be dedicated within the site and connected to adjacent streets with a maximum block length of 300 ft. by 300 ft. from curb to curb. Departures shall be considered by the Manager or Design Commission based on one or more items listed below:

a. Topography, right-of-way, existing construction or physical conditions, or other geographic conditions that impose an unusual hardship on the project applicant, and an equivalent alternative which can meet the Civic Neighborhood Connectivity goals and policies, as applicable, if available; or

b. A departure provides the opportunity for a public open space or other public amenity that would otherwise not be possible and does not create a significantly greater spacing than necessary to accommodate the amenity; or

c. The location of an institutional use that requires a larger block size; or

d. In place of the public street, a primary internal drive(s) meeting the standards of 4.1250(A)(1)(S5) may be used to meet cross circulation Standards as determined by the Manager or Design Commission.

1. Integrated Site Design, Continued

Design Guidelines

All Development, Continued

G4. Publicly accessible pedestrian connections should be provided at regular, convenient spacing through larger sites. Connections shall include an accessible walkway framed by landscaping, with lighting and other pedestrian amenities provided along the pathways length to promote a safe and inviting environment.

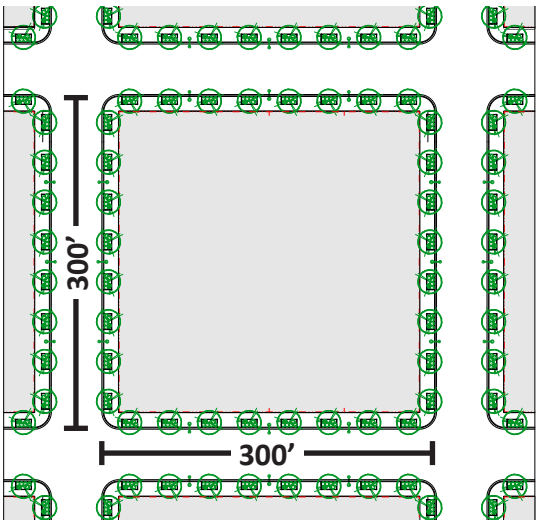

Fig. A.1.S3: Illustration of maximum block lengths.

Fig. A.1.S4.a: Pedestrian path with decorative paving, landscaping, and seating amenities.

Design Standards

All Development, Continued

S4. If the length of frontage between a public street or primary internal drive is greater than 300 ft. (for example, as provided for in 4.1250(A)(1)(S3)(a)-(c)), a mid-block pedestrian pathway shall be provided to connect to surrounding public spaces such as streets, primary internal drives, public open spaces, pedestrians pathways, trails, and nearby transit facilities. Pedestrian pathways shall:

- **a.** Be fully accessible at all times to the public, and connect at grade to adjoining public sidewalks;
- **b.** Provide predominantly direct access and visual connections through the site for the full depth of the block;
- **c.** Provide convenient pedestrian access to abutting buildings;
- **d.** Be a minimum of 16 ft. in width, and include:
  - **i.** An accessible paved walkway of at least 6 ft. in width; and
  - **ii.** Significant landscaping including trees, shrubs, groundcover, and perennial landscape plantings on either side of the walkway.
- **e.** Pedestrian scaled lighting fixtures no taller than 18 ft.; and
- **f.** Pedestrian amenities such as benches, decorative paving, and artistic elements are encouraged to be spaced at regular intervals along the path.

Fig. A.1.S4.b: Landscaped pedestrian path with decorative paving and seating amenities.

1. Integrated Site Design, Continued

Design Guidelines

All Development, Continued

G5. Internal drives and walkways shall function as pedestrian-friendly streets and establish a pedestrian scaled block pattern. Shared pedestrian/vehicle (woonerf) streets may be utilized.

- **a.** The 4.1250(A)(1)(S5)(a-d) standards shall be met.
- **b.** Roadways shall be designed to look and function like public streets with planting strips, street trees, sidewalks, and parallel parking where appropriate per the Manager or Design Commission.
- **c.** Internal drives shall provide for the functional and visual integration of buildings, services, vehicular access and parking, and pedestrian circulation.
- **d.** Layout of drives shall relate to surrounding circulation patterns and solar orientation.
- **e.** Visually distinct crosswalks shall be provided to enhance the appearance of the development.
- **f.** When parking is present on internal drives, the amenity zone shall be appropriately designed and efforts shall be taken to ensure pedestrian safety when crossing the roadway.
- **g.** Trees shall be planted along internal drives in a pattern consistent with those on public streets.

Fig. A.1.S5: Landscaping, street trees, and pedestrian scaled lighting enhance the pedestrian areas on a primary internal drive.

Design Standards

All Development, Continued

S5. Primary internal drives shall be consistent with the section shown in Figures A.1.S5.a and b. Primary internal drives shall consist of an 18-ft., two-way drive lane, on both sides of which shall include a clear accessible walking route of a minimum 5 ft. in width provided in a sidewalk of either 5 ft. or 6 ft. wide. Where a 5-ft. sidewalk is provided, there shall be a 5-ft. wide amenity zone, where a 6-ft. sidewalk is provided, there shall be a 4-ft. wide amenity zone. Primary internal drives may include 7-ft. wide lanes for parallel parking in locations approved by the Manager or Design Commission.

- **a.** Primary internal drives shall be built to public works standards.
- **b.** Primary Internal Drives shall be fully accessible to the public.
- **c.** Primary internal drives shall be located to align compatibly along their length, and with surrounding primary internal drives, streets, and designated future public streets.
- **d.** The specific drive lanes may be required to be a minimum width of 26 ft. to accommodate emergency vehicles as determined by the Manager.
- **e.** The maximum width of the primary internal drive, including amenity and walk areas, shall not exceed 64 ft. unless required for emergency vehicles as determined by the Manager.
- **f.** Where feasible, drives shall be oriented within 15 degrees of north-south or east-west to provide for solar orientation in lot development.
- **g.** Sidewalks, pedestrian walkways, and drives shall connect to and align with surrounding pedestrian and vehicular circulation patterns.
- **h.** Crosswalks shall be provided on primary internal drives to align with corners, pedestrian paths, and public areas. Crosswalks shall receive enhanced paving that creates a visual distinction between the crosswalk and the surrounding surfaces.
- **i.** The amenity zone shall be landscaped and/or paved to match or accent the sidewalk using concrete, decorative paving, or paving which allows stormwater infiltration as approved by the Manager.
- **j.** When primary internal drives include parking, bump outs shall be provided at intersections which extend to the depth of the parking lane to lessen crossing distances for the pedestrian.
- **k.** Trees selected from the City of Gresham Recommended Street Trees list shall be planted in the amenity zone at an average spacing of one per 30 ft. The trees shall be of a size no smaller than 2.5-in. caliper at time of planting.
- **l.** Pedestrian scaled lighting fixtures no taller than 18 ft. shall be provided. Illumination levels shall be as specified in Section 4.1250(A)(7).

1. Integrated Site Design, Continued

Design Guidelines

Commercial, Industrial, and Institutional

G6. Vehicle connections shall be provided to abutting properties to prevent unnecessary traffic on public streets.

Multifamily and Single-Family Attached

G7. The 4.1250(A)(1)(S7) standard is required at the discretion of the Fire Chief or Fire Marshall.

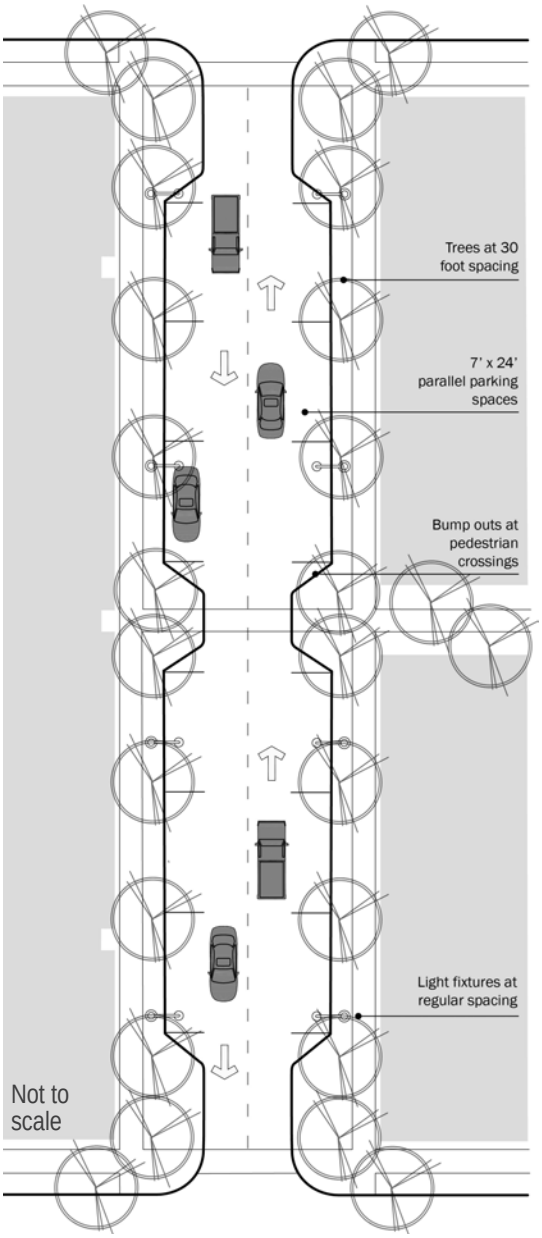

Fig. A.1.S5.a: Plan view diagram of Primary Internal Drive showing optional parallel parking.

Design Standards

Commercial, Industrial, and Institutional

S6. When public streets or primary internal drives are not present to connect to neighboring commercial properties, vehicular and pedestrian connections shall be provided to existing or future parking areas on adjacent properties as required by Section 9.0822(A)(8).

Multifamily and Single-Family Attached

S7. Private Driveway Accesses: When private driveway accesses are provided for multi-family developments such as condominiums and apartments, they shall be designed as follows:

- **a.** Dead-end private driveway accesses shall not exceed 600 ft. in length nor serve more than one hundred dwelling units. Dead-end private driveway accesses that exceed 150 ft. in length shall be provided with an approved turn-around.
- **b.** Dead-end private driveway accesses that serve more than twenty-five units shall be designed as follows:
  - **i.** A driveway width of not less than 32 ft.; and
  - **ii.** No segment of the driveway will be in excess of 400 ft. in length before there is a Fire Department approved turn-around (including a looped driveway) or turnout.
- **c.** For dead-end private driveway accesses, "PRIVATE ACCESS ONLY" signage and driveway approach shall be placed at the intersection with the public street to clearly identify the private driveway access.
- **d.** Private maintenance of private driveway accesses shall be provided by a Homeowners' Association or other appropriate entity. Maintenance shall ensure continual emergency access at all times.
- **e.** Location of private driveway accesses shall meet the Oregon Uniform Fire Code and shall be consistent with Appendix A5.501 (G)(4) and A5.503.

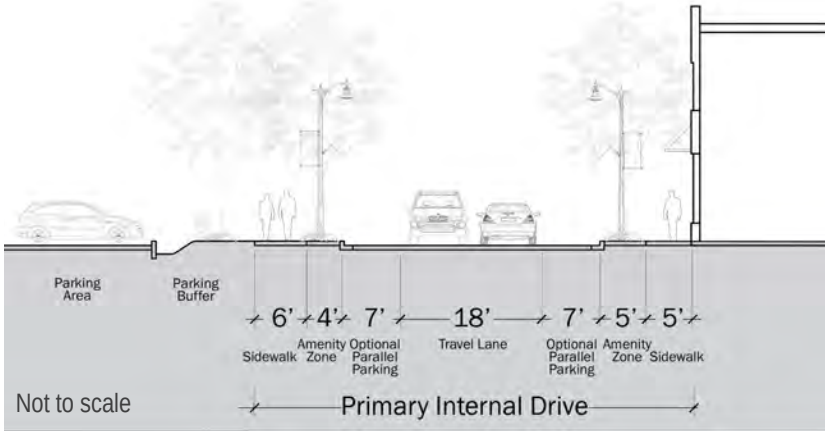

Fig. A.1.S5.b: Section diagram of Primary Internal Drive showing optional parking.

2. Building Frontage and Placement

Intent: To locate and orient buildings appropriately to enhance pedestrian accessibility and place the most visually interesting facade in public view while reinforcing the urban character of the neighborhood, and providing for active, pedestrian scaled streetscapes.

Key Civic Neighborhood Design Principles:

A. Reflect Neighborhood Identity
B. Support a Mixed-use Community
D. Create Active Streetscapes
F. Integrate Public Amenities and Green Spaces
I. Design at a Human Scale

Fig. A.2.S1.a: Building frontage should reinforce the urban character of the neighborhood.

Table 4.1250.A.2 Civic Neighborhood Street Classification Hierarchy

In order of highest functional class to lowest, the Civic Neighborhood Street Types include:

- Urban Boulevard (Arterials)
- Civic Drive
- Wallula Avenue
- Civic Neighborhood Connector
- Civic Neighborhood Local and Undesignated
- Primary Internal Drives

Design Guidelines:

All Development

G1. Sufficient length of buildings shall be present along a frontage to maintain a continuous building street wall, and in general, limit spatial gaps to those necessary to accommodate vehicular and pedestrian access in order to define the street edge. The amount of frontage shall be related to the street type, and shall be sufficient to promote active spaces along the frontage at the pedestrian level.

Fig. A.2.S1.b: Building frontage should reinforce the urban character of the neighborhood.

Design Standards:

All Development

S1. Building Frontage: Building frontage shall be measured by the length of the building present between the minimum and maximum setback. Space attributed to public streets, driveways (excluding driveways for single family attached and townhouse style units), primary internal drives, and Clear Vision Areas within the setback area shall be subtracted from the total length of the frontage calculations. Lots whose frontage on a street includes only vehicular access, such as a flag pole, are not required to meet the requirements for minimum building on the frontage. The minimum percentage of site frontage that must be occupied by a building shall be dependent upon their street location and shall be no less than the following values (to identify street types, see Map 4.1243: Civic Neighborhood Streets and Future Streets):

a. Urban Boulevard (Arterials): 60 percent
b. Civic Drive: 90 percent
c. Wallula Ave: 75 percent
d. Civic Connector: 75 percent
e. Civic Local, undesignated street types, and primary internal drives: 60 percent

2. Building Frontage and Placement, Continued

Design Guidelines:

All Development, Continued

G2. Greater concentrations of buildings and building mass shall be present at the intersection of streets to better define these areas.

- **a.** Buildings at intersections shall provide a primary frontage along the street of higher classification.
- **b.** Buildings at corners shall provide building frontage on both streets at the corner, or may be set back with public open space to promote visibility in these locations.
- **c.** Frontages on streets or primary internal drives other than the primary frontage shall provide enhanced pedestrian amenities along the length of the frontage(s) to enhance the pedestrian-oriented character of the neighborhood.
- **d.** Section 4.1250(A)(2)(S2)(d) shall be met.

Fig. A.2.S2.a: Corner building located with frontage along both streets and oriented to the street with higher functional class.

Design Standards:

All Development, Continued

S2. If a building resides on a corner with frontage on both streets:

- **a.** The building frontage requirement shall apply to the street with the highest functional classification. If the streets have equal functional class the applicant may determine the primary frontage.
- **b.** One hundred percent of the frontage at street intersections shall be occupied by buildings or pedestrian-oriented open spaces for a minimum distance of 60 ft. along each frontage, as measured along the minimum setback line, except as required to meet clear vision requirements, where applicable.
- **c.** Frontages on streets or primary internal drives other than the primary frontage shall provide one of the following pedestrian amenities:
  - **i.** Meet the building frontage requirement of that street type;
  - **ii.** Provide enhanced landscaping (in addition to that required by 4.1250(A)(6)) along the length of the frontage not occupied by buildings, including trees, deciduous shrubs, and groundcovers; or
  - **iii.** Provide regularly spaced pedestrian amenities along the frontage not occupied by buildings such as seating, shelters, street furniture, decorative lighting, public art, kiosks, and street vending.
- **d.** The Manager may require that a building that will abut a future street right-of-way, as shown on an approved future street plan or neighborhood circulation plan, be oriented to that future right-of-way.

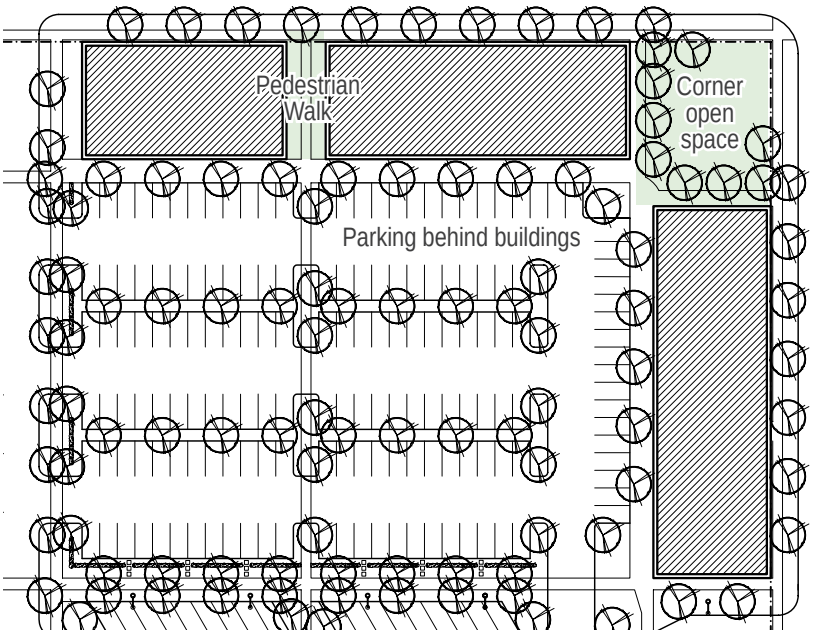

Fig. A.2.S2.b: Diagram illustrating 75 percent building frontage including a pedestrian open space at the corner that is lined by buildings.

2. Building Frontage and Placement, Continued

Design Guidelines:

All Development, Continued

G3. Active public open spaces meeting the requirements of Section 4.1250(A)(5) may contribute to the required site frontage when they maintain an active, pedestrian-oriented street edge and do not unduly interrupt street continuity.

G4. If an open space is present at an intersection, buildings shall be present on internal site edges to define and activate the space.

G5. Civic Uses: Civic buildings shall be placed to provide continuous visual interest to the pedestrian, support pedestrian connections to and through the site, and provide active spaces along the street(s).

Fig. A.2.S3: Pedestrian-oriented open space that provides visual connection with the street and contains design elements to help define the street edge.

Design Standards:

All Development, Continued

S3. Pedestrian-oriented open spaces, meeting the requirements of Section 4.1250(A)(5) may count towards the frontage requirement along a street frontage on public streets or primary internal drives up to 10 percent of the total requirement when:

- **a.** The pedestrian-oriented open space has a clear visual and physical connection to the street.
- **b.** Pedestrian-oriented open spaces may be between the right of way and the building facade as long as the building facade is not more than 40 ft. from the right of way.
- **c.** The space contains design elements that define the street edge and screen any off-street parking that would be visible from the street through the open space.

S4. If a pedestrian-oriented open space is present at an intersection of two public streets, its internal site edges shall be lined by buildings for a minimum of 80 percent of their length.

S5. Civic Uses: To provide greater flexibility and to emphasize the importance of civic uses, civic buildings do not have to meet the maximum setback requirements. However, alternative frontage treatments shall meet the following objectives, as determined by the Manager or Design Commission:

- **a.** Parking shall not be located between the building frontage and the primary street frontage;
- **b.** The building(s) shall emphasize civic use(s) and shall include visually prominent architecture visible from the adjoining public street(s);
- **c.** The site design treatment shall contribute to the desired pedestrian-oriented character of the neighborhood by providing public open space of a minimum of 600 sq. ft. in size adjacent to a public street; and
- **d.** There is a direct and inviting pedestrian connection between the building and the street(s).

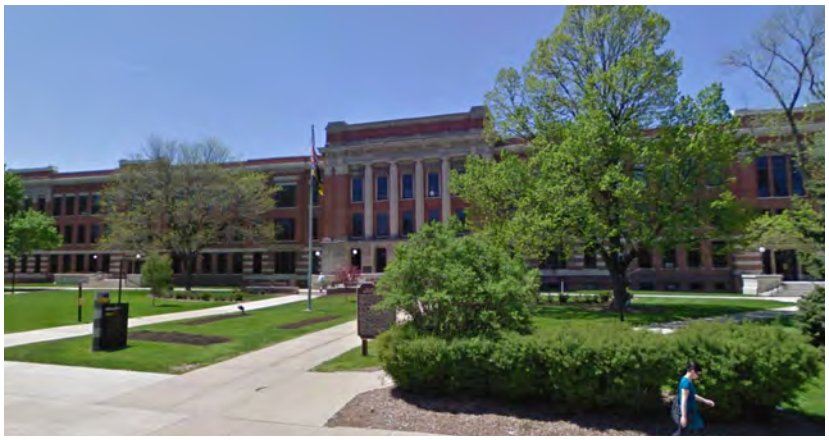

Fig. A.2.S5: Civic building with open space and increased setback.

2. Building Frontage and Placement, Continued

Design Guidelines:

Multifamily

G6. Provide adequate separation between multi-dwelling buildings to allow for sun, light, and air as a means of reducing shadows on public and semi-public open spaces and privacy between buildings.

Single Family Attached and Townhouse Style

G7. Provide adequate separation between buildings to allow for circulation and privacy between buildings, for sun, light and air access, and as a means of reducing shadows on public and semi-public open spaces.

Fig. A.2.S7: Townhouse styles buildings with sufficient space between them to provide for landscaping, pedestrian circulation, and daylighting.

Design Standards:

Multifamily

S6. Where more than one residential building on a site faces one another, a minimum separation of 20 ft. shall be required between front building facades, inclusive of setbacks. The separation area shall include at minimum a shared pedestrian walkway and landscaping.

- **a.** If any portion of a residential building is within 50 ft. of an abutting LDR-5, LDR-7, TLDR or TR District, it shall be separated from other occupied buildings by a minimum of 15 ft.

Single Family Attached and Townhouse Style

S7. Where more than one building on a site is proposed, the minimum separations between buildings shall be as follows:

- **a.** Buildings containing dwelling units:
  - **i.** Front to front: 20 ft., with a landscaped pedestrian walkway provided in the area between buildings
  - **ii.** Front to side: 15 ft., with a landscaped pedestrian walkway provided in the area between buildings
  - **iii.** Front to rear: 20 ft., with a landscaped pedestrian walkway provided in the area between buildings
  - **iv.** Side to side: 10 ft.
  - **v.** Side to rear: 10 ft.
  - **vi.** Rear to rear: 20 ft.
- **b.** All buildings: 10 ft.
- **c.** If any portion of a residential building is within 50 ft. of an abutting LDR-5, LDR-7, TLDR or TR District, it shall be separated from other occupied buildings by a minimum of 15 ft.

3. Pedestrian Circulation

Intent: Create a network of pedestrian-oriented connections that supports the larger street and open space network and encourages appropriately scaled and oriented development.

Key Civic Neighborhood Design Principles:

A. Reflect Neighborhood Identity
B. Support a Mixed-use Community
C. Provide Pedestrian and Transit Orientation
E. Enhance Connectivity
F. Integrate Public Amenities and Green Spaces

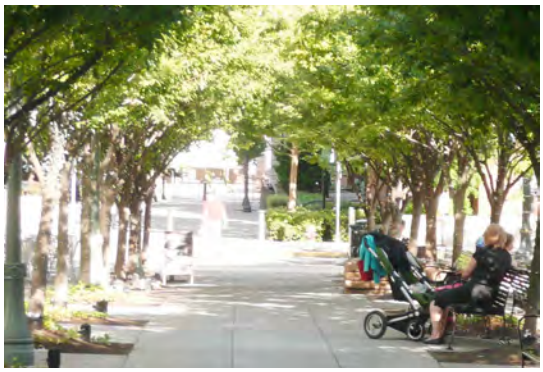

Fig. A.3: Pedestrian oriented circulation route.

Design Guidelines:

All Development

G1. Sites shall provide an integrated pedestrian circulation system which provides dedicated space for pedestrian movements on site. Pedestrian circulation routes shall:

a. Provide convenient, direct, and accessible pedestrian routes to pedestrian destinations on or adjacent to the site such as streets, primary internal drives, public pathways, transit facilities, building entries, open spaces, parking areas, etc.; and

b. Promote safe, attractive, and usable pedestrian circulation facilities which support visibility to and through the site.

Fig. A.3.S1.a: Pedestrian circulation route provides direct connection between buildings.

Design Standards

All Development

S1. Developments shall provide an on-site pedestrian circulation system that is convenient, direct, and barrier-free.

a. The on-site pedestrian circulation system shall be continuous and connect the following: adjacent streets, primary internal drives, public pathways, trails, transit stops and facilities, building entries and future building entries, vehicular and bicycle parking areas, open spaces, play areas, other amenities on site, and other important locations such as view points at the discretion of the Manager or Design Commission.

b. Buildings and sites located within 300 ft. of a light rail station shall provide clear on-site pedestrian circulation connections to the station. Pedestrian activity centers within 500 ft. should also be considered in the layout of the on-site pedestrian circulation system.

c. The system shall minimize out of direction travel and provide reasonably direct connections between all destinations. The pedestrian circulation system shall give priority to providing direct connections between all public streets, transit stops, primary internal drives, and the primary building(s) or use(s) on the site.

d. On-site vehicular and pedestrian circulation design shall minimize vehicular/pedestrian conflicts (e.g. driveway crossings, etc.).

e. Enhanced accessible pedestrian spaces and amenities are encouraged along circulation routes, such as view points, plazas, arcades, gallerias, courtyards, outdoor cafes, widened public sidewalks (more than 6 ft. wide outside the public right of way), benches, shelters, street furniture, public art, kiosks, and street vending.

f. Covered walks are encouraged between primary building entries and adjacent public sidewalks, and on other on-site walkways.

3. Pedestrian Circulation, Continued

Design Guidelines:

All Development, Continued

G2. Walkway Construction: The 4.1250(A)(3)(S2) standard shall be met.

G3. Pedestrian circulation systems shall include routes through parking areas which ensure safe, convenient, and pleasant passage. Parking area walkways shall:

- **a.** Incorporate design elements which prevent vehicles from encroaching on walkways and which protect pedestrians.
- **b.** Where walkways cross drive aisles, they shall be clearly marked with visually contrasting paving and utilize strategies which minimize crossing distances.
- **c.** Where pedestrian circulation routes, such as mid-block paths, intersect major streets, features shall be present that give prominence to these locations and enhance pedestrian visibility.

Fig. A.3.S3.a: Pedestrian walk through parking area.

Design Standards

All Development, Continued

S2. 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 5 ft. in width.

S3. Parking Area Walkways:

- **a.** Within the parking area, pedestrian circulation routes shall be separated from vehicular traffic, except where crossing drive lanes, by a raised curb, bollards, landscaping, or other features approved by the Manager or Design Commission.
- **b.** 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 at a crosswalk, bump outs shall be present, and extend the depth of parking lanes.
- **c.** When adjacent to or crossing vehicular traffic routes (except individual residential unit driveways), walkways shall be a different paving material and contrast visually with adjoining drive surfaces.
- **d.** When abutting parking spaces, walkways shall be at least 7 ft. wide unless wheel stops are provided.
- **e.** Parking area walkways shall be created perpendicular to the drive aisles when the following conditions occur:
  - **i.** Parking areas contain more than one hundred spaces; and
  - **ii.** Commercial spaces or other uses on site exist in locations parallel to the parking drive aisle.
- **f.** Parking area walkways shall be landscaped along a majority of their 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. Trees in parking area walkways shall be selected from the City's Recommended Parking Lot Tree list.

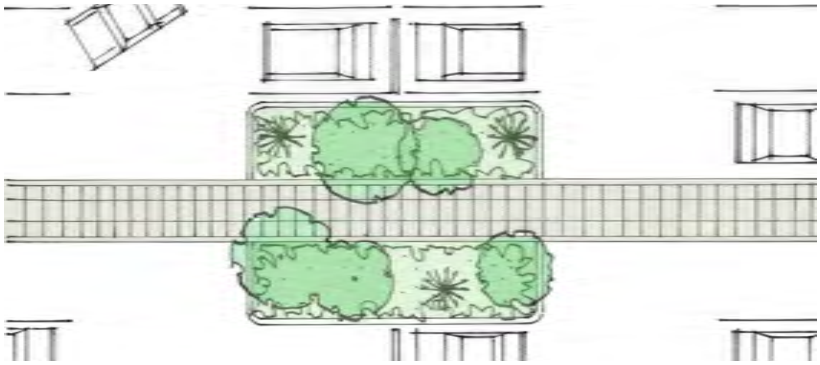

Fig. A.3.S3.b: 5-ft. wide parking walkway with scored concrete and landscaping.

3. Pedestrian Circulation, Continued

Design Guidelines:

All Development, Continued

G4. Addressing System. The 4.1250(A)(3)(S4) standard shall be met.

Fig. A.3.S1.b: Pedestrian circulation route provides direct connection between buildings.

Fig. A.3.S1.c: Pedestrian circulation route provides enhanced pedestrian amenities including seating, decorative pavers, and water feature.

Design Standards

All Development, Continued

S4. Addressing shall meet the requirements of the Oregon Fire Code (OFC), Gresham Revised Code (GRC), and the Gresham Fire and Emergency Services (GFES) Building Identification and Addressing Guide. In addition, the following are required for all residential uses:

- **a.** Multi-family building addresses and individual unit address shall be illuminated during the hours of darkness with a minimum of 1.0 foot-candle.
- **b.** For residential developments of twelve or more units, an illuminated map of the complex showing the location of the visitor and the unit designations within the complex shall be positioned at each driveway and prominent pedestrian access point. The illumination shall be a minimum of 1.0 foot-candle. The directory sign(s) shall have a 3 ft. to 5.5 ft. height, a 7 to 32 sq. ft. area, and shall be located at least 20 ft. back from the property line at the street access point.
- **c.** The numbering of parking spaces shall not directly correspond to the unit numbers, for security purposes.

Fig. A.3.S4: Illumination provided for multi-family building address.

4. Parking, Loading, and Service Areas

Intent: To minimize the negative visual and functional impacts that parking and required service functions, such as deliveries and trash removal, have on primary streets, adjacent properties, and surrounding areas.

Key Civic Neighborhood Design Principles:

B. Support a Mixed-use Community
C. Provide Pedestrian and Transit Orientation
D. Create Active Streetscapes
G. Utilize Sustainable Development Practices
H. Promote High Quality Design
I. Design at a Human Scale

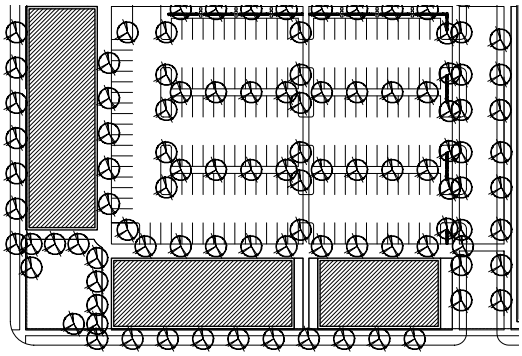

Fig. A.4.S1: Parking is located behind the buildings and accessed from the lower classified street.

Design Guidelines:

All Development

G1. Surface parking areas and lots, loading, service, and vehicular circulation areas shall be located at the interior or rear of the site and away from adjacent public spaces.

a. Site parking, loading service, and vehicular circulation areas shall be located so as to allow desired uses and activities to face the street and to support pedestrian-oriented streets. Service items such as loading docks and garbage dumpsters shall be buffered from pedestrian areas. Enclosing and integrating these items into the building is strongly encouraged.

b. Parking shall be minimized from the primary frontage.

G2. The impact of vehicular access points shall be minimized by locating vehicular entries on secondary or rear frontages when present.

Fig. A.4.S1: Parking for a townhouse style structure is located off an internal driveway at the rear the structure.

Design Standards:

All Development

S1. Off-Street parking, loading, service, and vehicular circulation areas are prohibited between the building and the primary frontage except for individual driveways for Single Family Attached and Townhouse style units.

a. Parking, vehicular circulation, loading, and service areas shall be behind the maximum setback or behind a line drawn parallel to the street at the point where the building is closest to the street, whichever is closest to the street. In no circumstance shall they be closer than the minimum building setback. For sites with multiple frontages, parking may be allowed up to the minimum setback on secondary or rear frontages regardless of building location as approved by the Manager or Design Commission. Standards for minimum building frontage shall be considered when making this determination.

b. Required off-street parking shall be located to the rear, interior, side, on top of, or beneath the structure.

S2. Vehicular site access is prohibited from the primary frontage if another frontage is available, except for individual driveways for single family attached units.

a. Individual driveways for single family attached units and townhouse style units shall not be located on streets classified as an Urban Boulevard (Arterials) or Civic Drive.

Fig. A.4.S2: Parking area is located behind multi-family buildings and accessed from a secondary frontage.

4. Parking, Loading, and Service Areas, Continued

Design Guidelines:

All Development, Continued

G3. The 4.1250(A)(4)(S3) standard shall be met.

G4. Surface parking areas shall not be located adjacent to street intersections. Structured parking facilities with active ground floor uses at corners may be located in these areas.

G5. Structured parking shall meet the following guidelines:

- **a.** Below grade and structured parking facilities are especially encouraged.
- **b.** Parking facilities shall be located and oriented to the rear or interior of the property to minimize negative visual impacts. Parking garages shall incorporate active uses at the ground level along public streets, especially at corners.
- **c.** Structured parking layouts shall provide pedestrian circulation and connections with building uses.

G6. The 4.1250(A)(4)(S6) standard shall be met.

Fig. A.4.S4.a: Parking structure with active first floor uses at the corner.

Design Standards:

All Development, Continued

S3. Parking along new public streets (on-street parking) created as part of the development may count toward the minimum parking requirement at the discretion of the Manager or Design Commission.

S4. Parking lots shall not be located adjacent to street intersections. Parking structures may be located at street intersections provided active uses occupy the ground floor at the street corner. The depth of the active space shall be at least 30 ft. and its total length per side shall be at least 50 ft.

S5. Structured parking facilities shall be designed to accommodate commercial or residential uses on the ground floor level, be concealed within the site, or shall be located under or above the ground floor of buildings. Where structured parking is provided on the ground floor, residential or retail uses shall be provided along the street front with parking facilities placed behind the uses and away from streets. Structured parking on upper floors along streets may be allowed if the facade meets the building design standards set forth in Section 4.1250(B). Ground level structured parking exposed to the street shall be prohibited except for the following:

- **a.** Required driveways; or
- **b.** Where the design features add visual interest to the pedestrian; views into garages are minimized; and the facade meets the Section 4.1250(B) requirements for building design.

S6. Where greater than one hundred surface parking spaces are provided on site, parking shall be divided into areas of 100 or less spaces by one of the following methods:

- **a.** A series of Pedestrian Pathways meeting the standards of 4.1250(A)(1)(S4) connecting through the parking areas to surrounding uses; and/or
- **b.** A system of internal public streets or primary internal drives.

Fig. A.4.S4.b: Active street-level use serves as a liner space for a parking structure.

4. Parking, Loading, and Service Areas, Continued

Design Guidelines:

All Development, Continued

G7. Service areas shall be located away from public view to the greatest degree possible and shall minimize visual, acoustic, and lighting impacts on surrounding areas.

- **a.** Service and loading areas shall not be clearly visible from public spaces. Use liner spaces or architectural elements to screen service areas on the side of a building, or behind a building when visible from a street or primary internal drive.
- **b.** Service area screening shall be designed to be compatible with the primary building.
- **c.** The operations within service areas shall respect adjoining property owners and not create undue negative impacts to adjacent sites.
- **d.** Section 4.1250(A)(4)(S7)(d) shall be met.

Fig. A.4.S6.a: Large parking areas broken up by a landscaped pedestrian path.

Fig. A.4.S7.a: Loading area is integrated into the rear of the building.

Design Standards:

All Development, Continued

S7. When dedicated loading facilities are required, loading areas shall be located at the rear of the building or as approved by the Manager or Design Commission.

- **a.** If loading areas cannot be located at the rear of the building, they may be placed along the building's side and recessed from the front facade a distance which minimizes visual, acoustic, and lighting impacts and prevents vehicles from extending onto adjacent walkways. Required loading area dimensions can be found in Section 9.0840.
  - **i.** Dedicated loading areas shall be screened parallel to the building wall with liner spaces or walls integrated into the building and at minimum, be no less than the height of the first floor facade. This area may count towards the frontage requirement if it meets the building design standards set forth in Section 4.1250(B). The liner spaces or walls shall fully conceal service vehicles except at the entry in order to allow for safe vehicular movement while exiting.
- **b.** Liner spaces, screening walls, and access doors shall match the building architecture and include articulation, materials, and detailing similar to the principal building.
- **c.** Loading areas shall be visually screened from public spaces such as streets, primary internal drives, light rail stations, transit ways, public open spaces, and pedestrian pathways.
  - **i.** When loading areas are not integrated into the building, screening shall include evergreen landscaping of a height and spacing at time of planting that will screen the area and/or opaque fencing/walls that screen the area.
- **d.** When located next to residential uses, service vehicles shall not be left idling in excess of 10 minutes between the hours of 10 p.m. and 6 a.m. Signage shall be posted in a visible location within the loading area to inform drivers of this requirement.

Fig. A.4.S7.b: Loading area at the rear of the building, visually screened by a wall matching the building architecture and by landscaping at the property line.

4. Parking, Loading, and Service Areas, Continued

Design Guidelines:

All Development, Continued

G8. Collection area enclosures shall be attractively designed in a manner that complements surrounding buildings and completely screens the containers.

G9. Exterior waste collection and recycling area shall not be located next to property lines abutting an LDR-5, LDR-7, TLDR, or TR designated property.

Multifamily

G10. The proposed development will incorporate facilities for people to ride their bikes. Bike parking shall be provided for each unit and located in conveniently accessible, secure locations.

Multifamily and Single-Family Attached

G11. Storage. The 4.1250(A)(4)(S11) standard shall be met.

Fig. A.4.S8: Collection area screening enclosure using high quality materials similar to the primary structure.

Design Standards:

All Development, Continued

S8. In addition to requirements stated in Section 7.0212 Solid Waste and Recycling Collection Area, collection areas shall be entirely screened and enclosed by an opaque wall of at least 6 ft. in height.

- **a.** Screening walls and access doors or gates shall be designed using materials and detailing which are similar to the main building.
- **b.** Detached enclosures located along a street or primary internal drive shall provide a minimum 5-ft. deep landscaped setback including evergreen screening shrubs of a minimum height at the time of planting equal to the enclosure height.
- **c.** This requirement applies to single-family attached and townhouse style dwelling units only if common garbage collection and recycling facilities are provided for the site.

S9. No exterior waste collection and recycling area shall be located within 25 ft. of property lines abutting LDR-5, LDR-7, TLDR or TR designated property.

Multifamily

S10. Bike parking shall be in accordance with Table 9.0851. Long term bike parking shall be accommodated within dedicated storage areas in individual dwelling units, under covered entries or breezeways, or within designated common storage areas in multi-family structures. Bike storage is to be in addition to the required individual storage facilities.

Multifamily and Single-Family Attached

S11. Individual Storage facilities shall be provided for articles such as barbecues, outdoor furniture, etc. The storage facility shall be a minimum 6 ft. high and 24 sq. ft. in area. The facility shall be completely enclosed and capable of being locked, and shall either be connected to each unit, within a garage that belongs with a unit, or easily accessible (such as in a central facility). If located within a garage, the storage space must be separate from and in addition to the area required for vehicle parking so as to not impede vehicle parking. (Elderly Housing and Residential Facilities need not comply with this requirement.)

Fig. A.4.S10: Short term bike parking areas provided per 9.0851.

4. Parking, Loading, and Service Areas, Continued

Design Guidelines:

Additional Guidelines for Multifamily and Single-Family Attached

G12. Parking. Parking, loading service, and vehicular circulation areas shall be integrated into the site design in a manner that does not detract from the design of the building, the street frontage, or the site.

- **a.** The entry and living portions of the facade shall be emphasized, with the garage and automobile access portions of the facade minimized and recessed from first floor occupied living spaces. No "snout" garages are permitted.

Additional Guidelines for Single Family Attached and Townhouse Style

G13. The impact of street facing garages on the pedestrian environment shall be minimized.

G14. Building facades, entrances, and landscaping that create a positive pedestrian environment shall be maximized along the street. The impact, width, and visual presence of driveways, parking, and garages on the pedestrian environment shall be minimized.

Fig. A.4.S13: Garage opening widths are less than 50 percent of the facade width of the unit they serve.

Design Standards:

Additional Standards for Multifamily and Single-Family Attached

S12. Parking:

- **a.** Complexes containing twelve or more units shall submit a Neighborhood Parking Analysis that identifies potential on-street parking conflicts on adjacent streets and recommends possible mitigation measures. The analysis shall include an assessment of the supply and demand for adjacent on-street parking and the estimated on-street parking demand created by the proposed development. Mitigation measures may include, but are not limited to, parking duration limitations, time of day limitations, or supplemental off-street parking.
- **b.** Garages for attached dwellings shall only be used for the parking or storing of vehicles of residents.
- **c.** All attached garages facing a street or primary internal drive shall be located at least 2 ft. behind portions of the attached ground floor facade containing living space.
- **d.** Detached garages or carports shall reflect the architectural style and/or building materials that are used for the primary building(s).

Additional Standards for Single Family Attached and Townhouse Style

S13. Street-facing garage openings associated with townhouse configurations shall have a maximum width of 50 percent of the overall unit width.

S14. Driveways and Unit Access:

- **a.** The maximum width for individual single garage driveways located at the front of a dwelling unit is 10 ft. wide (excluding the driveway approach width).
- **b.** The maximum width for a shared driveway that serves two units or a double car (side-by-side) garage is 16 ft. (excluding the driveway approach width).

5. Open Spaces

Intent: To create an interconnected network of pedestrian spaces that supports the larger street and open space network. Open spaces shall be developed as a focal point of development, encouraging pedestrian activity and social interaction in highly visible locations, enhance a sense of neighborhood identity, and conserve and protect mature trees, water, topography, views, and wildlife habitat.

Key Civic Neighborhood Design Principles:

A. Reflect Neighborhood Identity
D. Create Active Streetscapes
F. Integrate Public Amenities and Green Spaces
G. Utilize Sustainable Development Practices
I. Design at a Human Scale

Fig. A.5: Public open space integrated into site design.

Design Guidelines

All Development

G1. Sites abutting or facing a light rail station or public walkway accessing a station shall provide attractive, functional open spaces linking the site with the transit stop or public walkway(s) to the stop. The open spaces shall be designed with strategies and features that encourage public activity within the space.

Design Standards

All Development

S1. All sites abutting or facing a light rail station, or public walkway accessing a light rail station, shall provide an on-site public courtyard, plaza, or square that is directly linked and oriented to the station or public walkway accessing the station.

a. The courtyard, plaza, or square shall be a minimum 200 sq. ft. and shall contain high quality pedestrian amenities including, at a minimum, seating, landscaped area(s) with trees, pedestrian scaled lighting fixtures, and either decorative paving or a public art feature.

Fig. A.5.S1.a: Public square leading to adjacent light rail station.

Fig. A.5.S1.b: Public square incorporating mature site trees leads to an adjacent light rail station.

5. Open Spaces, Continued

Design Guidelines

All Development, Continued

G2. Public open spaces shall:

- **a.** Be accessible during the hours pedestrians are typically present;
- **b.** Be sited in accordance with the location and scale of adjacent streets, buildings, and uses and take into account predominant solar and weather patterns and views; for instance, on-site plazas shall not unduly interrupt the retail continuity of streets;
- **c.** Include directly accessible building entrances in close proximity to the space;
- **d.** Public spaces can be located between a building and the sidewalk when direct connections between the building and the sidewalk are maintained;
- **e.** The dimensions of outdoor spaces shall be sufficient to encourage and support usage and activity. They shall be proportioned and designed to be comfortable for human activity and social interaction – standing, sitting, talking;
- **f.** Public open spaces, except for institutional uses, shall not be sized greater than expected pedestrian activity would support;
- **g.** Publicly accessible open spaces shall be located at or near street grade to promote physical and visual connection to the street; and
- **h.** Public spaces shall be flanked by uses that activate the space and complement street activity with elements such as shops, outdoor cafes, and vendors within the space.

Design Standards

All Development, Continued

S2. All public open spaces shall:

- **a.** Be publicly accessible during normal business hours;
- **b.** Be placed near high pedestrian activity areas, with western or southern exposure where possible. Spaces are encouraged to be located to take advantage of surrounding views;
- **c.** Provide a building entrance located within 40 ft. of the open space;
- **d.** Provide direct pedestrian access to the abutting building if located between a building and a sidewalk;
- **e.** Have a minimum width and depth of 20 ft. unless otherwise approved by the Manager or Design Commission due to site constraints such as site size, site shape, or topography;
- **f.** Except for institutional uses, individual street-facing public open spaces shall not exceed 2,000 sq. ft.;
- **g.** Public spaces shall be accessible at grade adjacent to the sidewalk to promote physical and visual connection to the street. Portions of public spaces such as plazas may be above or below grade to accommodate a variety of outdoor gathering spaces; and
- **h.** Except for civic uses, public spaces located between a building and a sidewalk shall be abutted on at least two sides by retail shops, restaurants, primary residential or office entrances, or services with their windows and doors fronting on the space.

Fig. A.5.S2.a: Public open space located at an active street corner, with pedestrian connections through the space to adjacent building entries.

5. Open Spaces, Continued

Design Guidelines

All Development, Continued

G3. Public open spaces shall be designed with strategies and features that encourage activity within the space.

- **a.** Include a variety of public spaces, both hardscaped and landscaped, such as on-site plazas, interior courtyards, patios, terraces, and gardens.
- **b.** Public spaces shall include focal points such as art sculpture, water features, pavilions, seating areas, specimen plants, unique paving, or unusual lighting.
- **c.** Design spaces with safety in mind: on-site plazas shall promote visibility from the street and provide pedestrian scaled lighting to enhance nighttime security.
- **d.** 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.
- **e.** Link adjoining outdoor spaces with comfortable paths and walks to create a network of spaces.
- **f.** Open spaces shall take advantage of and preserve any natural features on the site and be designed to accentuate view corridors.

Fig. A.5.S3.a: Art feature collects rainwater for use in open space landscaping.

Design Standards

All Development, Continued

S3. All public open spaces shall incorporate, at a minimum, the following:

- **a.** At least 30 percent of the area shall be planted with trees, shrubs, groundcover, and perennial landscape plantings;
- **b.** At least 30 percent of the area shall be hardscaped with decorative paving such as stone pavers, brick pavers, decorative concrete pavers, or other pavement treatments as approved by the Manager or Design Commission;
- **c.** At least one bench or seating unit for each 200 sq. ft. of area, (seating may be grouped into benches or ledges);
- **d.** Pedestrian scaled lighting fixtures no taller than 18 ft.;
- **e.** One visible element with sustainability attributes such as rain gardens, green walls, commercial grade solar powered lights or equipment, pervious paving, or other elements as determined by the Manager or Design Commission; and
- **f.** One prominent artistic design element such as creative paving patterns, ornamental art features, unique lighting elements, etc. or other elements as approved by the Manager or the Design Commission.

Fig. A.5.S2.b: Public open space incorporating features such as seating, decorative paving, landscaping at a variety of scales, and a central fountain.

5. Open Spaces, Continued

Design Guidelines

Commercial, Industrial, and Institutional

G4. Well-defined open spaces are critical to the public realm and shall be provided in association with large developments. The total amount of open spaces shall relate to the size of the overall development.

G5. Greatly enhanced streetscapes may count as open spaces if they contain amenities that encourage active use and significantly improve the character of the street.

Fig. A.5.S5.a: Enhanced sidewalk amenity zone with paving and seating.

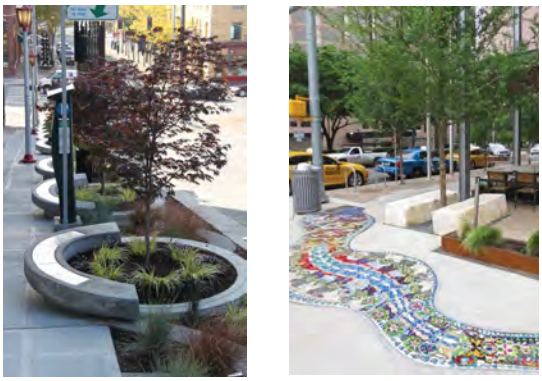

Fig. A.5.S5.b: Examples of amenities provided in enhanced sidewalk designs.

Design Standards

Commercial, Industrial, and Institutional

S4. Sites larger than 20,000 sq. ft. shall provide a public open space of a size no less than 4 percent of all ground floor commercial space on site, or 1,000 sq. ft., whichever is less.

S5. Sidewalks and amenity zones on public streets and primary internal drives that receive enhanced design and intensive streetscaping may be counted toward the public open space requirement under the following conditions:

- **a.** Only areas within 10 ft. of the front or side of a building shall count toward the open space area requirement;
- **b.** All designs within the public right-of-way must meet the Public Works Standards or receive a Design Modification from the Manager;
- **c.** Enhanced streetscape shall be present for the full block length on one side abutting the street or primary internal drive or for 150 ft. abutting both sides of a public street or primary internal drive. Enhanced streetscape does not have to meet the minimum pedestrian-oriented open space dimensional requirements;
- **d.** Buildings in this area shall contain transparent glazing for 60 percent of the ground floor facade area; and
- **e.** Enhanced streetscapes shall include a minimum of the following requirements to qualify:
  - **i.** Provide decorative paving for the required length. Decorative paving includes stone pavers, brick pavers, decorative concrete pavers, or other pavement treatments as approved by the Manager or Design Commission;
  - **ii.** Provide trees of 3-in. minimum caliper and other landscape plantings located in the amenity zone. Trees shall be spaced an average of no greater than 30 ft. apart;
  - **iii.** Decorative benches or other durable, permanent seating features shall be placed within the amenity zone with an average placement of two seats per 50 linear feet of sidewalk; and
  - **iv.** Include one public art piece per enhanced streetscape frontage. Public art may be combined with the decorative paving or seating requirements at the discretion of the Manager or Design Commission.

5. Open Spaces, Continued

Design Guidelines

Multifamily

G6. Adequate private open space shall be provided for the residents of multi-family residential units to provide for outdoor recreation, entertainment, scenic amenity, or exterior space for people to gather.

a. Each private open space shall be of sufficient size and dimensions to provide usable, private, or semi-private outdoor space.

Fig. A.5.S6: Balconies provide private open spaces.

G7. Adequate, usable shared open space shall be provided for multi-family developments which creates a place for residents to gather for recreation, entertainment, or enjoyment of a high quality outdoor space. A mechanism shall be established that provides for the continued maintenance of the shared space.

a. Shared open space shall be of sufficient size and dimensions to provide usable space which encourages social interaction among users.

b. Shared open space may be active or passive spaces.

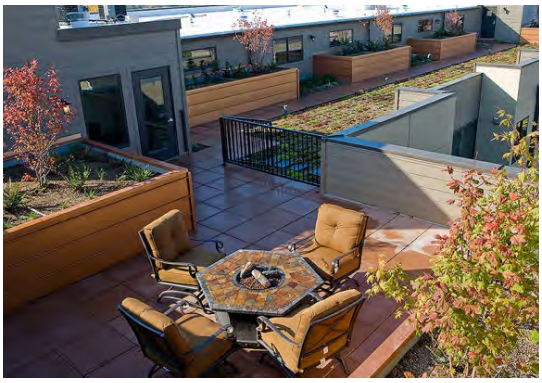

Fig. A.5.S7.a: Roof deck serves as a shared open space.

Design Guidelines

Multifamily

S6. Outdoor Private Space. Each dwelling unit shall have attached directly accessible outdoor private space totaling no less than 64 sq. ft. in area. (Elderly housing developments that are assisted living developments need not comply with this requirement. Independent retirement housing shall comply with this requirement.)

a. Each unit's private open space must be able to fit a 5-ft. by 6-ft. rectangle inside of it (Balconies that do not meet the dimensional requirements, such as Juliet balconies, are allowed but do not count toward the minimum private open space standard).

b. Each private open space must be screened or otherwise designed to provide privacy from adjacent units.

c. Required outdoor private space may be located at the primary entrance for ground level units. Where this is the case, the outdoor private space shall not be screened.

d. All or a portion of the required square footage of outdoor private spaces may be added into the required shared open spaces as long as the total outdoor areas provided meet the combined minimum size requirements.

S7. Shared Open Space shall be provided for developments containing four or more units.

For sites under 20,000 sq. ft. in gross site area, a minimum of 4 percent of the gross site area but not less than 500 sq. ft. shall be shared open space.

For sites 20,000 sq. ft. and above in gross site area, a minimum of 4 percent of the gross site area but not less than 1,000 sq. ft. shall be shared open space.

a. A shared open space may be any of the following: recreational facilities such as tennis, racquetball, and basketball courts; recreation building (not including office space); swimming pools and spas; gathering spaces such as courtyards, roof decks, gazebos, picnic, and barbecue areas; gardens; preserved natural areas; lawns; dual use areas (such as a basketball court that doubles as a loading space); children's play areas; and other recreational facilities as approved by the Manager or Design Commission.

b. The minimum dimensions for any shared open space shall be 20 ft. in length and in width.

c. The shared open space may not be within any buffer or yard setback area unless the open space includes preserved natural areas.

5. Open Spaces, Continued

Design Guidelines

Multifamily, Continued

G8. Children's play areas shall be designed to promote safety, creative play, and exercise and shall be adequate for the number of units in the development.

a. Play areas shall be conveniently located where they are accessible and visible from numerous units, and to avoid negative impacts on neighboring properties.

b. The design of play areas shall promote safety of outdoor common areas by ensuring they are clearly visible from a sufficient number of adjoining units to provide opportunities for surveillance.

Fig. A.5.S8: Centrally located children's play area.

G9. The 4.1250(A)(5)(S9) standard shall be met.

Fig. A.5.S7.b: Passive shared open space incorporates water feature.

Fig. A.5.S7.c (right): Patio shared open space.

Design Standards

Multifamily, Continued

S8. Children's Play Area. A minimum of 50 percent of the minimum required shared open space shall be a children's play area. (Elderly Housing developments and Residential Facilities need not comply with the children's play area requirement but shall provide the specified shared open space in Section 4.1250(A)(5)(S7)).

a. For sites with a gross site area of 20,000 sq. ft. and greater, the play area shall be a minimum size of 500 sq. ft. with minimum dimensions of 20 ft. in length and in width.

For sites with a gross site area of under 20,000 sq. ft., the children's play area shall be a minimum of 250 sq. ft. in size with minimum dimensions of 12 ft. in length and in width.

b. The children's play area shall have a minimum of three types of play equipment such as slides, swings, towers, jungle gyms, and other natural play elements as approved by the Manager or Design Commission. A Landscape Architect or a playground recreation expert shall design the children's play area, including selection of the play equipment to ensure that the equipment is compatible, fun, and promotes some form of exercise or movement.

c. The children's play area shall be centrally located where it is visible from 50 percent of the abutting units that front the space. Children's play areas shall be outside of the required yard setbacks and buffer areas.

d. The children's play area(s) shall be enclosed by any or a combination of any of the following: a 2.5-ft. to 3-ft. high wall, planter, decorative fence; or by 18-in. high benches or seats; or by other means acceptable to the Manager or Design Commission.

S9. The Manager or Design Commission may require that deed restrictions be recorded to ensure that where project amenities such as swimming pools, community centers, and shared open spaces are on separate parcels within the same development, all residents of the development will have on-going access to those amenities and facilities.

5. Open Spaces, Continued

Design Guidelines

Multifamily, Continued

G10. The design of developments shall promote safety of common areas by ensuring they are clearly visible from a sufficient number of adjoining units to provide opportunities for surveillance.

Single-Family Attached

G11. Adequate private open space shall be provided at each unit to provide for outdoor recreation, entertainment, scenic amenity, or exterior space for people to gather.

a. Each private open space shall be of sufficient size and dimensions to provide usable, private, or semi-private outdoor space.

Fig. A.5.S11: Rear patio serves as private open space.

G12. Adequate, usable shared open space shall be provided for developments that provide a place for residents to gather for recreation, entertainment, or enjoyment of a high quality outdoor space. A mechanism shall be established that provides for the continued maintenance of the shared space.

a. Shared open space shall be of sufficient size and dimensions to provide usable space which encourages social interaction among users.

Design Standards

Multifamily, Continued

S10. All common areas and streets shall be visible from 50 percent of the units that face it. Common areas include but are not limited to shared open spaces; laundry rooms; recreation, pool, and similar common facilities; children's play areas; walkways; and parking areas. A unit meets this criterion when at least one window of a frequently used room such as a kitchen, living room and dining room, but not bedroom or bathroom, faces the common area.

Single-family Attached

S11. Outdoor Private Space: Each unit shall include its own private outdoor space so as to maintain a feeling of livability and to not encourage crowding.

a. Each single-family attached unit shall have an attached private open space area located at the rear of the unit of at least 120 sq. ft. in size. The area shall be enclosed, screened, or otherwise designed to provide privacy with elements such as 6 ft. high sight-obscuring fencing, building offsets, and/or vegetative screening. The combined total area of a deck or balcony and patio/rear yard area may be used to obtain the required private area square footage.

i. Where it is not possible to locate the private open space entirely at the rear of the unit, a private open space may be located on the front facade in the form of an upper story balcony and the square footage will count toward the 120 sq. ft. requirement.

b. No dimension of a private open space area shall be less than 6 ft.

c. If a private open space (in a front, rear or side yard) is adjacent to common or public open space, parking, or a property line at the perimeter of the development, provide a visual separation, exclusive of pedestrian connections, consisting of at minimum a 3-ft. high fence, wall, or continuous landscaping capable of growing to a 3-ft. height between the private open space and the adjacent element.

S12. Shared Open Space: Single-family attached developments of 20 or more units (including elderly housing) shall comply with the following:

a. Provide one or more common open spaces with a minimum combined total area of 800 sq. ft. For developments of more than 20 units, add an additional 200 sq.ft. of open space for every additional 10 units. For phased developments, open space requirements shall be met per phase.

b. No common open space area is to be less than 400 sq. ft. in area nor have dimensions less than 12 ft. in length and in width.

Continued on following page

5. Open Spaces, Continued

Design Guidelines

Single-Family Attached, Continued

Fig. A.5.S12: Central lawn with garden beds and patio serves as shared open space.

G13. Children's play areas shall be designed to promote safety, creative play and exercise and shall be adequate for the number of units in the development. The design of play areas shall promote safety of outdoor common areas by ensuring they are clearly visible from a sufficient number of adjoining units to provide opportunities for surveillance.

- **a.** Play areas shall be conveniently located where they are accessible from numerous units, and to avoid negative impacts on neighboring properties.

Fig. A.5.S13: Children's play area is centrally located and visible from a large number of surrounding units.

Design Standards

Single-Family Attached, Continued

S12. *Continued*

- **c.** Up to 40 percent of the common open space area may be hard surfaced (preferably pervious), improved and dedicated for a specific use (barbecue areas, tennis court, recreation building, community garden, playground, pool, etc.), subject to approval by the Manager or Design Commission.
- **d.** Required open space area landscaping shall include lawn, groundcover, shrubs and trees. Landscaping shall meet applicable requirements in Section 4.1250(A)(6).
- **e.** Homeowners associations, site management offices, or other acceptable means shall be established for purposes of maintaining all common areas. An ongoing financial mechanism and oversight functions to provide for maintenance shall be established prior to occupancy of any unit.

S13. Children's Play Area. Children's play areas shall be provided for developments of 20 or more units except if the development is Elderly Housing or a Residential Facility. Play areas shall:

- **a.** A minimum of 40 percent of the minimum required shared open space shall be a children's play area.
  - **i.** For developments with 30 or fewer units, the children's play area shall have minimum dimensions of 12 ft. in length and in width.
  - **ii.** For developments with greater than 30 units, the children's play area shall have minimum dimensions of 20 ft. in length and in width.
- **b.** The children's play area shall be centrally located and visible from a minimum of 2 dwelling units or 50 percent of the units abutting or fronting the space, whichever is greater.
- **c.** Children's play areas shall be outside of the required yard setbacks and buffer areas.
- **d.** The children's play area shall have a minimum of three types of play equipment such as slides, swings, towers, jungle gyms and other natural play elements as approved by the Manager or Design Commission. A Landscape Architect or a playground recreation expert shall design the children's play area, including selection of the play equipment to ensure that the equipment is compatible, fun and promotes some form of exercise or movement.
- **e.** The children's play area(s) shall be enclosed by any or a combination of any of the following: a 2.5-ft. to 3-ft. high wall, planter, decorative fence; or by 18-in. high benches or seats; or by other means acceptable to the Manager or Design Commission.

6. Landscaping

Intent: To integrate landscaping into open spaces, parking areas, and general site design to contribute to an attractive and sustainable development that enhances the overall character of the area and the natural environment by reducing water use, minimizing pollution and maximizing the project's positive effects on the built and natural environment.

Key Civic Neighborhood Design Principles:

A. Reflect Neighborhood Identity
F. Integrate Public Amenities and Green Spaces
G. Utilize Sustainable Development Practices
I. Design at a Human Scale

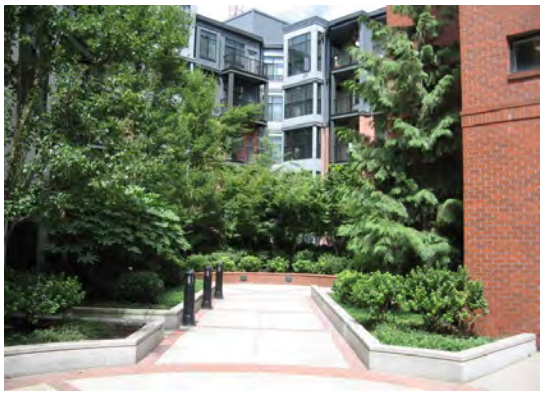

Fig. A.6: Landscaping used to frame courtyard entry.

Design Guidelines

All Development

G1. 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 insure 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 landscaping and buffering effects will be accomplished.

Design Standards

All Development

S1. A professional licensed Landscape Architect shall complete and stamp the landscape plan for the development.

Fig. A.6.S6: Drought resistant landscaping used to reduce irrigation water use.

6. Landscaping, Continued

Design Guidelines

All Development, Continued

G2. Sufficient landscape shall be provided to contribute to an attractive, green, and sustainable development.

G3. The 4.1250(A)(6)(S3) standard shall be met.

G4. Plant sizes shall provide a more mature appearance at installation. The 4.1250(A)(6)(S4) standard shall be met.

Fig. A.6.S4: Shrub sizes providing a more mature appearance at time of planting.

G5. The 4.1250(A)(6)(S5) standard shall be met.

G6. Drought resistant landscaping shall be incorporated into the landscape design in a manner that contributes to a reduction in the irrigation water needed.

G7. New development shall preserve mature trees and other environmental features of the site. The 4.1250(A)(6)(S7) standard shall be met.

Design Standards

All Development, Continued

S2. All areas of the lot not occupied by structures or paved areas shall be landscaped in an attractive and functional manner.

S3. All landscaped areas shall be irrigated with an in-ground irrigation system, unless a licensed landscape architect submits written verification that the proposed planting materials do not require irrigation.

S4. All landscaping shall be planted at sizes no less than the following (measurements shall be taken based on the American Standard for Nursery Stock ANSI standards):

- **a.** Deciduous canopy trees shall be a minimum of 2.5 in. caliper size and shall be balled and burlapped;
- **b.** Deciduous ornamental trees shall be a minimum of 2.0 in. caliper size and shall be balled and burlapped;
- **c.** Evergreen trees shall be a minimum of 6 ft. in height and shall be balled and burlapped;
- **d.** Evergreen and deciduous shrubs, with the exception of dwarf shrubs such as boxwood, must be a minimum of 24 in. high from finished grade and a minimum of 1 gallon size;
- **e.** Ferns shall be a minimum of 16 in. high from finished grade and 1 gallon size;
- **f.** Perennials shall be a minimum of 1 gallon size; and
- **g.** Ground covers shall be well rooted in either flats or a minimum of 1 gallon pots.

S5. Landscaping shall provide visual interest by including plantings with:

- **a.** Variety in color and seasonal color; and
- **b.** A wide variety in scale, such as including a mix of canopy trees, ornamental trees, shrubs, perennial grasses, groundcovers, and annuals.

S6. A minimum of 20 percent of landscape plantings shall be drought-resistant species.

S7. New development shall retain healthy, regulated trees of 8 in. or greater, or replace them at a ratio of three new trees for every one healthy, existing regulated tree removed. Regulated trees must be healthy as determined by a consulting arborist, a qualified arborist, or a registered consulting arborist.

6. Landscaping, Continued

Design Guidelines

All Development, Continued

G8. The landscape plan shall provide sufficient vegetation, including trees throughout the interior of the site, to create an attractive site. Plants need to be secure upon installation to avoid toppling and damage from strong winds.

G9. Hardscapes shall be shaded as a means of reducing energy costs (heat island effect), improving stormwater management, and improving the overall aesthetic quality of the built environment.

G10. Natural colored mulch shall be provided as a supplemental element of the overall landscape planting design to help insulate the plant materials and retain moisture.

G11. Recycled materials shall be used in all hardscapes.

Fig A.6.S8: Existing regulated major trees may count towards required site trees.

Design Standards

All Development, Continued

S8. Site trees are required at a rate of one tree per 3,000 sq. ft. of gross site area. Yard and parking lot tree requirements may count toward the site tree requirement.

- **a.** Site trees must be capable of a mature height and width of 25 ft. Ornamental, dwarf, columnar, and other similar species may be permitted where larger sized trees are not appropriate as determined by the Manager or Design Commission.
- **b.** Existing regulated major trees may be counted as two required site trees. Existing trees to be counted toward this requirement must be confirmed to be healthy as determined by a consulting arborist, a qualified arborist, or a registered consulting arborist.
- **c.** New site trees shall be distributed throughout the project rather than clumping them in one location.
- **d.** New trees shall be supported (by use of stakes, wire, or similar material) for at least one year to prevent damage by strong winds.

S9. After 5 years, a minimum of 30 percent of hardscaped areas on site shall be shaded. Determination shall be based upon expected growth of the selected trees and calculated at noon on the summer solstice. Hardscape shading from buildings may be counted toward the total shading requirement.

S10. Artificially colored mulches are prohibited. Natural colored mulches such as shredded hardwood bark, oyster shells, stones, and bark chip mulches are allowed as filler until required groundcovers and shrub materials mature and spread. Mulches are not permitted as a substitute for living plant materials.

S11. Provide a minimum of 20 percent recycled content pavement or pavement base, such as concrete grindings for base materials or blast furnace slag additives or asphalt with glass, for all hardscape elements such as private drives, sidewalks, paths, parking areas and courtyards.

Fig A.6.S9: Hardscape shading provided by maturing trees.

6. Landscaping, Continued

Design Guidelines

All Development, Continued

G12. Landscape practices and strategies that reduce wasteful water practices and enhance site sustainability shall be included in all developments in a creative way. Drainage improvements should be designed as natural landscape features to the greatest extent practical.

Fig A.6.S12.a: On-site rain garden manages stormwater.

G13. Site furnishings or some of the visible site elements shall be constructed with sustainable materials.

Fig A.6.S12.g: Many species of creeping raspberries (such as the Rubus pentalobus) create dense groundcover, are drought resistant and shade tolerant, and can handle light to medium foot traffic.

Design Standards

All Development, Continued

S12. Sustainable site design and water conservation and treatment shall be promoted through a minimum of two of the following:

- **a.** The irrigation system shall minimize water usage by incorporating at least one (1) of the following:
  - **i.** A rain sensor to prevent watering during a rain event;
  - **ii.** Rotor irrigation heads; or
  - **iii.** A drip irrigation system.
- **b.** On-site rain gardens and stormwater facilities shall be incorporated and designed in accordance with Gresham Green Development Practices for Stormwater Management.
- **c.** Art elements, fountains, or other features that use rainwater to activate public spaces.
- **d.** A system that collects rainwater from a minimum of 50 percent of the total roof area for reuse (i.e. site irrigation or grey water re-use).
- **e.** Permeable paving over at least 40 percent of all paved surfaces.
- **f.** Preserve all Habitat Conservation Area (HCA) on-site, minimum one quarter (1/4) acre.
- **g.** At least 20 percent of trees, 20 percent of shrubs, and 20 percent of groundcover plants shall be food-producing perennial species, such as named varietals of cherries, apples, hazelnuts, blueberries, strawberries, etc. Parking lot and street trees shall be selected from the Recommended Parking Lot and Street Tree lists.
- **h.** Other Low Impact Development (LID) features that capture and filter runoff into the ground as approved by the Manager or Design Commission.

S13. Site furnishings such as play structures, fences, gazebos, trash receptacles, benches, and tables shall be constructed with 20 percent sustainably harvested materials, such as Forestry Stewardship Council (FSC)-certified wood and recycled content materials, excluding plastics. The intent of this standard can also be achieved through the use of locally sourced materials, originating within 500 miles of the site.

6. Landscaping, Continued

Design Guidelines

All Development, Continued

G14. Parking Area Landscaping: All Areas

- **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 4.1250(A)(6)(S14)(b) shall be met.
- **c.** Plant materials shall be protected from damage by vehicles.
- **d.** Additional landscaping, including trees, shall be provided at the parking area entries, enhancing the appearance of highly visible areas.
- **e.** Landscaping materials used should be sufficient to cover planting areas year-round.

Fig. A.6.S14.a: Parking lot landscaping area minimizes visual impact of parking from walkway.

Design Standards

All Development, Continued

S14. Parking Area Landscaping: All Areas

- **a.** The minimum percentage of parking area landscaping shall be 15 percent of the total hardscape parking area, including driveways and aisles.
  - **i.** 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 10 ft. of parking modules or stalls.
  - **ii.** A minimum of seventy percent (70%) of all parking landscaped areas 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 parking lot tree shall be planted for every six parking stalls in the parking area. Required trees in the parking area shall be selected from the City's Recommended Parking Lot Tree list.
- **c.** All parking area landscaping shall be designed to ensure vehicles do not make contact with plant materials, utilizing overhang distances no less than 2 ft. when abutting shrubs or 3 ft. when abutting trees. Wheel stops may be used in place of overhang distances.
- **d.** Parking area entries shall include a landscaped strip with parking lot trees at spacing no greater than 30 ft. Ornamental, dwarf, columnar, and other similar species may be permitted where larger sized trees are not appropriate as determined by the Manager or Design Commission. Amenity zone plantings on primary internal drives shall count toward this requirement, if present.
- **e.** Evergreen ground cover shall cover planting areas not covered by tree trunks or shrubs or utilized for stormwater infiltration.

Fig. A.6.S14.b: Parking lot entry landscaping includes pedestrian amenities at the street.

6. Landscaping, Continued

Design Guidelines

All Development, Continued

G15. Parking Area Perimeter Screening: Parking areas shall be buffered from streets, primary internal drives, and public trails and paths 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, primary internal drive, or public trail.
- **b.** Perimeter screening shall be layered to provide visual interest, definition of pedestrian areas, and screening at various heights.
- **c.** Small breaks in the screening shall be provided to allow pedestrian access between the parking area and the sidewalk.
- **d.** Clear Vision. Section 4.1250(A)(6)(S15)(d) shall be met.
- **e.** Pedestrian connections shall be provided between the parking area and adjacent streets, primary internal drives, and public paths.

Fig. A.6.S15.a: Parking lot landscaping screen with decorative fence and low landscaping.

Design Standards

All Development, Continued

S15. Parking Area Landscaping: Perimeter Screening.

- **a.** When located adjacent to a public street, primary internal drive, or public trail or path, the parking area shall be buffered by a landscaped edge no less than 10 ft. in width consisting of trees, shrubs, decorative fencing or walls, and ground level plantings in a layered configuration (Fig. A.6.S15.b and c). 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 6 ft., if space limitations prohibit a wider parking 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 roughly 30 ft. spacing, and a continuous shrub or site-obscuring decorative fence or garden wall. Walls and fences shall be built to a height of 36 in. and shrubs shall be maintained at this height to allow surveillance of the parking area.
- **c.** Provide breaks in perimeter shrubs, fence, or wall at a minimum of every 30 ft. to allow for visual access. Breaks shall not exceed 3 ft. in width except where pedestrian access is provided.
- **d.** Perimeter parking landscaping shall allow clear vision into the parking area between the heights of 3 and 6 ft. to allow for surveillance.
- **e.** 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.

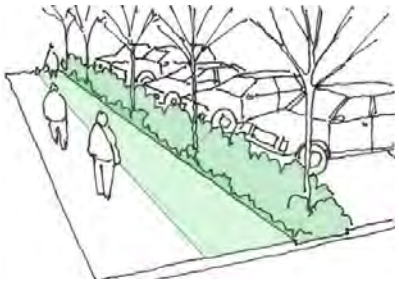

Fig. A.6.S15.b: Parking lot landscaping screen with continuous shrubs.

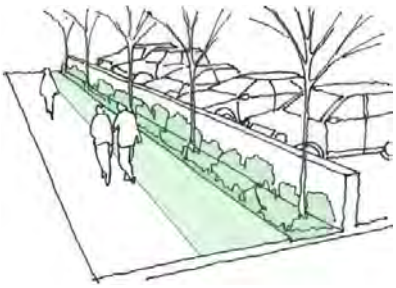

Fig. A.6.S15.c: Parking lot landscaping screen with decorative fence and low landscaping.

6. Landscaping, Continued

Design Guidelines

All Development, Continued

G16. Parking Area Landscaping: Internal

- **a.** Clusters of Stalls: Section 4.1250(A)(6)(S16)(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. Landscaped islands that terminate a row of parking shall provide definition to the parking area.
  - **i.** Landscaped islands and rows shall contain appropriate ground-level planting materials.
  - **ii.** Landscaped Island Dimensions. Sections 4.1250(A)(6)(S16)(b)(ii)(b) and (c) shall be met.

Fig. A.6.S16.a: Wide landscape island planted with trees, shrubs, groundcovers, and grasses.

Design Standards

All Development, Continued

S16. 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 spaces.
- **b.** Developments shall utilize a series of landscaped islands and/or landscaped rows between parking modules.
  - **i.** Landscaped rows shall be present between parking modules and have a width not less than 6 ft. Trees shall be planted on rows at spacing no greater than 30 ft. Row-end islands shall be required with this option; or,
  - **ii.** 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 landscaped island every twelve spaces. Additional islands may be required to meet the parking area landscape standards.
    - **a.** 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 9 ft. at maturity.
    - **b.** Internal landscaped islands shall have a width of no less than 9 ft. and have a minimum length equal to that of adjacent parking stalls less 1 ft.
    - **c.** Minor landscaped islands may be placed between required landscaped islands to increase canopy coverage and landscaping within the parking area. Each minor landscaped island shall include one planted tree and be no less than 6 ft. on each side, and may be rotated to integrate with compact parking stalls.

Fig. A.6.S16.b: Internal parking lot landscaping incorporating green development practices.

6. Landscaping, Continued

Design Guidelines

All Development, Continued

G17. Landscape Maintenance: The 4.1250(A)(6)(S17) standard shall be met.

Fig. A.6.S17.a: Landscaping in street-front planters is healthy and well maintained.

Design Standards

All Development, Continued

S17. 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 110 percent 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 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 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 that are 20 percent dead or greater shall be replaced.

Continued on following page

Fig. A.6.S17.b: Landscape is healthy and well maintained.

6. Landscaping, Continued

Design Guidelines

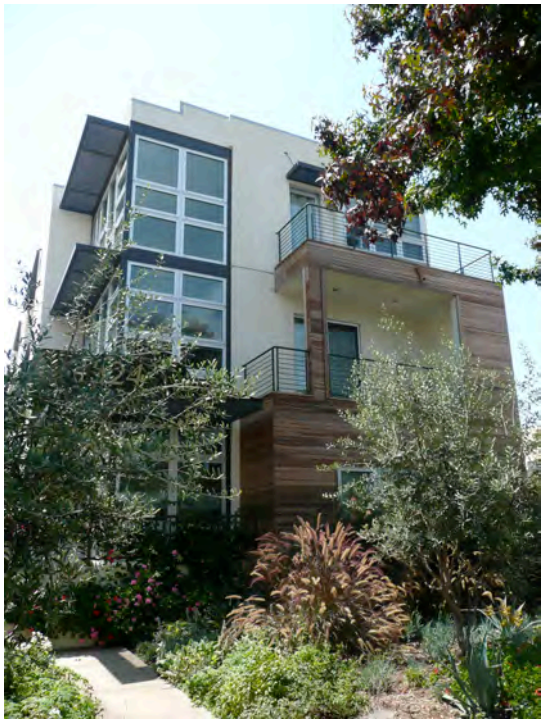

Fig. A.6.S20: Street-facing front yard is highly landscaped.

Commercial, Industrial, and Institutional

G18. Minimum Landscape Area. Sufficient landscape shall be provided to contribute to an attractive, green, and sustainable development.

Design Standards

All Development, Continued

S17. *Continued*

- **c.** Maintenance:
  - **i.** 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.
  - **ii.** 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 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 winter season; and
    - **d.** Plantings shall be guaranteed for two years after the Final Certificate of Occupancy inspection approval.
  - **iii.** 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.

Commercial, Industrial, and Institutional

S18. A minimum of 15 percent of the gross site area shall be landscaped.

- **a.** Up to 15 percent of the required landscape area can be paved walks, pedestrian plazas, etc.

6. Landscaping, Continued

Design Guidelines

Multifamily and Single-Family Attached

G19. Minimum Landscape Area. Sufficient landscape shall be provided to contribute to an attractive, green, and sustainable development.

G20. Ground Floor Units. The street-facing front yard shall be predominantly landscaped.

G21. Setback Landscape Trees. The landscape plan shall provide sufficient vegetation including trees in the setback areas to create an attractive site and to buffer residential uses.

G22. Interior Drive Trees. The landscape plan shall provide trees along interior drives in order to reduce heat gain and provide an attractive drive and walk experience.

Single-Family Attached and Townhouse Style

G23. Landscaping or other treatments between driveways shall be utilized to break up continuous pavement and provide rainwater infiltration.

Design Standards

Multifamily and Single-Family Attached

S19. A minimum of 20 percent of the gross site area shall be landscaped. For single family attached, a minimum of 20 percent of the gross site area for each lot shall be landscaped.

- **a.** Up to 5 percent of the required landscape area can be paved walks, pedestrian plazas, patios, etc.

S20. In front of all ground floor units, a minimum of 60 percent of the street-facing front yard shall be landscaped.

S21. All yard setbacks shall be landscaped and shall have at least 5 deciduous shade trees per 100 lineal feet.

- **a.** Yard trees shall be capable of at least 25 ft. in height and spread at maturity and be not less than 10 ft. in height and 2.5 in. in caliper size at the time of planting. Where setbacks and yard areas are less than 10 ft. wide columnar species with a minimum mature height of 25 ft. may be used.
- **b.** New evergreen trees may substitute for the required deciduous shade trees on a one-for-one basis, provided the trees are capable of at least 25 ft. in height and are at least 8 ft. in height at the time of planting.
- **c.** Existing regulated major trees may be counted on a two trees provided for one tree required basis. Existing trees to be counted toward this requirement must be confirmed by either a Consulting Arborist, Qualified Arborist, or a Registered Consulting Arborist to be healthy trees.

S22. One deciduous canopy tree shall be placed roughly every 35 lineal feet along interior drives. In case of overhead utility lines, lower growing sub-canopy trees can be substituted for deciduous canopy trees. Trees shall be selected from the Recommended Street Tree list.

Single-Family Attached and Townhouse Style

S23. Landscaping shall be utilized in the space between driveways to separate dwelling units to reduce impervious surfaces.

Fig. A.6.S19 (right): Up to 5 percent of the required landscape area may be paved walks or plazas.

7. Site Lighting

Intent: To create a safe and attractive environment by incorporating lighting as an attractive visual site design element.

Key Civic Neighborhood Design Principles:

A. Reflect Neighborhood Identity
B. Support a Mixed-use Community
D. Create Active Streetscapes
H. Promote High Quality Design
I. Design at a Human Scale

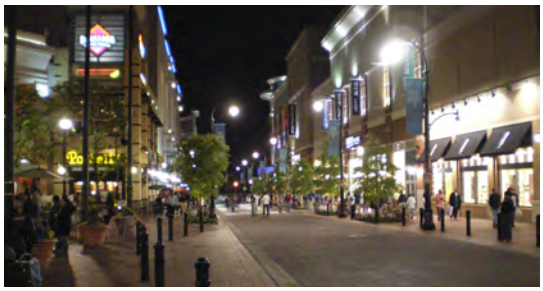

Fig. A.7.a: Various types of lighting provide for nighttime illumination of the streetscape.

Fig. A.7.b: Pedestrian scaled bollard lighting is used to illuminate a shared open space.

Table 4.1250.A.7: Site Illumination Values

Area of Illumination	Illumination Level (Foot-Candles)[1]
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

Table Notes:
[1]See 4.1250(A)(7)(S1)(d)

Design Guidelines:

All Development

G1. 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 in harmony with the character of the surrounding area.

a. Lighting fixtures shall provide appropriate illumination levels for all areas of the site, creating inviting spaces, and enhancing the safety of the site during the hours of darkness.

b. Lighting fixtures shall not create negative impacts on surrounding properties or unnecessary glare within the site.

Design Standards

All Development

S1. The following areas shall be illuminated during the hours of darkness: primary internal drives, parking areas, loading and unloading areas, open spaces, pedestrian walkways, and building entries.

a. The illumination levels listed in Table 4.1250.A.7 shall act as minimum standards for all exterior lighting.

b. Maximum average lighting will be governed by the six-to-one ratio (6:1) of maximum average to minimum illumination (per Table 4.1250.A.7) of the surface being lit.

c. Maximum illumination at a property line adjacent to a residential use shall not exceed 0.5 foot-candles. Maximum illumination at a property line adjacent to a non-residential use shall not exceed 1.0 foot-candle.

d. Average foot-candles shall be the average amount of light at 3-ft. height above a surface as determined using a photometric plan with one 1 ft. 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.

e. No direct light source shall be visible at the property line.

7. Site Lighting, Continued

Design Guidelines

All Development, Continued

G2. Lighting fixtures shall not create unnecessary upward directed illumination which contributes to sky-glow.

G3. Light fixtures shall reflect a pedestrian scale and be appropriately scaled for their use.

a. Fixtures shall be composed of durable materials.

Fig. A.7.S2.a: Cut-off pole light used to illuminate an internal pedestrian path and shared open space.

Fig. A.7.S2.b: Pedestrian scaled shielded light fixture.

Design Standards

All Development, Continued

S2. Developments shall use full cut-off lighting fixtures to avoid off-site lighting, night sky pollution, and shining lights into residential units.

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

b. The Manager or Design Commission may choose to waive or alter cut-off requirements of this section when appropriate 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 bollards).

S3. Light fixtures shall not exceed 25 ft. in height.

a. Weather- and vandalism-resistant covers shall protect lighting devices.

Fig. A.7.c: Various types of lighting provide for nighttime illumination of an outdoor dining area and streetscape.

1. Building Massing and Articulation

Intent: To enhance and enliven wall planes with design strategies and building proportions that add visual interest and reduce the visual scale of buildings.

Key Civic Neighborhood Design Principles:

A. Reflect Neighborhood Identity
B. Support a Mixed-use Community
D. Create Active Streetscapes
H. Promote High Quality Design
I. Design at a Human Scale

Existing Development: Renovations that modify the exterior building facades and require a permit shall follow the appropriate Standards and Guidelines of this section at the discretion of the Manager or Design Commission. Renovations which do not change the existing exterior building facade are exempt from these standards.

Fig. B.1: Building massing broken down to reflect a human scale.

Design Guidelines

All Development Except Single-Family Attached

G1. Buildings shall be designed with distinct volumes that create visual interest, emphasize wall depth, and reflect a human scale within the built environment.

a. Buildings shall utilize massing strategies which create depth and add interest to the facade. Changes in depth shall relate to building design and be sufficient to provide surface relief, depth, shadows, and visual distinction between wall planes.

b. Changes in building depth shall reinforce and create a consistent street wall that reflects the pedestrian scale.

Fig. B.1.S1.a: Articulated wall planes break down building massing to reflect a human scale.

Design Standards

All Development Except Single-Family Attached

S1. Individual wall planes on street facing facades shall not exceed 1,500 sq. ft. of wall area before a massing articulation of at least 1 ft. in depth for a minimum of 6 ft. in length is provided.

a. Mass changes shall be integral to the building design such as those attributed to distinct building volumes, structure, floor heights, or other facade and/or floor plan changes.

b. Building masses shall frame and define streets and public spaces, establishing more prominence at these locations.

Fig. B.1.S1.b: Articulated wall planes break down building massing and frame the street.

1. Building Massing and Articulation, Continued

Design Guidelines

All Development Except Single-Family Attached, Continued

G2. Buildings shall maintain a sense of human scale through the use of design strategies that reduce the perceived mass of the upper levels. The greater the building height, the greater number and/or intensity of design strategies shall be used to minimize the buildings scale.

Fig. B.1.S2.a: Individual wall plane height does not exceed 4 stories before horizontal articulation is provided.

Fig. B.1.S2.b: High levels of transparency on the top floor facade help minimize perceived building height.

Design Standards

All Development Except Single-Family Attached, Continued

S2. Buildings greater than 4 stories in height shall provide an upper-floor articulation strategy or strategies on facades visible from streets, primary internal drives, or pedestrian pathways:

- **a.** Buildings 5 to 6 stories tall shall provide at least one of the following:
  - **i.** Completely recess the top one or two floors a minimum of 6 ft.
  - **ii.** Set back at least 50 percent of the top one or two floors a minimum of 10 ft.
  - **iii.** Provide a minimum facade transparency of 50 percent or greater per floor on the top one or two floors.
  - **iv.** Establish a prominent roof line or significant variation in roof lines visible from the pedestrian level.
  - **v.** No single wall plane shall be greater than 4 stories in height before a horizontal step back or cantilever of at least 2 ft. is provided.
  - **vi.** Other strategy as determined by the Manager or Design Commission.
- **b.** Buildings 7 stories and taller shall provide at least two of the following:
  - **i.** Completely recess the top two floors a minimum of 10 ft.
  - **ii.** Set back at least 50 percent of the top two floors for a minimum of 15 ft.
  - **iii.** Provide a change of materials above the pedestrian level at the top of the second or third floor.
  - **iv.** Provide a minimum transparency level on the top two floors of 50 percent of the facade area for each floor.
  - **v.** Provide projecting or receded facade treatments that establish a horizontal datum at a consistent height located above the top of the second floor and below the bottom of the upper two floors. The datum shall have a minimum depth of 2 ft. across a minimum of 65 percent of the facade width.
  - **vi.** No single wall plane shall be greater than 4 stories in height before a horizontal step back or cantilever of at least 2 ft. is provided.
  - **vii.** Other strategy as determined by the Manager or Design Commission.

1. Building Massing and Articulation, Continued

Design Guidelines

Commercial, Industrial, and Institutional

G3. Commercial and institutional spaces shall have adequate first-floor heights to convey the existence of commercial or institutional space on the ground floor and provide a comfortable, retail, service, or working environment with opportunities for light to enter the space from the street and sidewalk.

G4. Buildings shall create a rhythm of design elements that help establish continuity in the facade. Articulating elements shall provide surface relief, depth, and shadows to the facade by being recessed and/or projected.

G5. Where used, colonnades shall be integrated into the overall design of the building, featuring similar or complementary materials, articulation, and spacing of structural elements. Walkways beneath arcades shall be of sufficient width to accommodate anticipated pedestrian traffic, and of sufficient height to allow daylighting of the walkway and facades behind it.

Design Standards

Commercial, Industrial, and Institutional

S3. Commercial and institutional ground-floor heights shall be a minimum of 12 ft. from the top of the floor to the lowest structural element of the ceiling. One-story buildings (or portions of buildings) shall have a front facade elevation of at least 15 ft., including roof forms, for at least 60 percent of the facade length.

S4. Building walls shall be articulated with design features that add visual interest and prevent the appearance of blank walls. Facades visible from streets, primary internal drives, public spaces, and parking areas shall utilize at least one of the following strategies:

a. A pattern of wall recesses and/or projections that has a relief of at least 12 in. (such as recessed structural bays or recessed window openings between columns). Wall recessions and projections shall be at intervals of not greater than 30 ft. on facades with customer entries and those facing the street, and at intervals not greater than 100 ft. on remaining facades; or

b. Changes in wall plane with a depth of at least 24 in. which respond to the building module. These changes in wall plane shall occur at intervals of not less than 25 ft. and not more than 100 ft.

S5. When used, colonnades shall have a minimum depth of 10 ft. from the back of the curb to the building face. Colonnade ceilings shall be at least 15 ft. tall to allow sufficient light into the space under the colonnade. Buildings with colonnades may exceed the maximum building setback to achieve the minimum colonnade depth as approved by the Manager or Design Commission. The square footage under the colonnade may count toward the building square footage in calculating whether the project meets the minimum floor area ratio standard.

Fig. B.1.S5: Colonnade with sufficient height to allow for light to enter the space.

Fig. B.1.S4: Building walls articulated to provide visual interest.

1. Building Massing and Articulation, Continued

Design Guidelines

Multifamily

G6. Building(s) that front the public realm shall avoid long, uninterrupted walls.

Multifamily and Single-Family Attached

G7. Building shall be modulated to prevent large, uninterrupted monotonous walls. Articulation reflecting a residential scale should be provided along the ground floor to visually break up the length of building walls facing the street.

G8. Changes in wall planes, layering, horizontal datums, vertical datums, building materials, color, or fenestration shall be incorporated to create simple and visually interesting buildings.

G9. The 4.1250(B)(1)(S9) standard shall be met.

Fig. B.1.S7: Wall offsets reflecting living unit modules.

Design Standards

Multifamily

S6. Structures shall not have an overall horizontal distance exceeding 160 linear feet, measured from end wall to end wall, prior to a significant massing articulation. Articulations can include features such as a change in building form, a street facing ground level courtyard or second floor terrace, and massing changes at least 10 ft. in depth.

Multifamily and Single-Family Attached

S7. Structures shall not include long, monotonous, uninterrupted walls. Walls shall incorporate structural exterior wall offsets, projections, and/or recesses as a means of reducing the scale and improving the appearance of the building. Exterior wall offsets shall reflect the living unit modules when individual unit entries face the street. A minimum of 1 ft. horizontal variation shall be used at intervals of 50 ft. or less along the structure's primary facade on the ground floor.

S8. Facades visible from streets and primary internal drives shall be divided into wall planes that reflect living unit modules. Wall planes over 750 sq. ft. shall be divided into distinct planes. This can be achieved by:

- **a.** Incorporating elements such as porches or decks into the wall plane;
- **b.** Recessing or projecting a portion of the building a minimum of 2 ft. over 6 ft. in width; or
- **c.** Another massing strategy as approved by the Manager or Design Commission.

S9. Blank, windowless walls are prohibited when facing a public street or primary internal drive unless required by the Building Code. Blank walls are discouraged in all other situations. Where the construction of a blank wall is required and it exceeds 750 sq. ft., it shall be articulated.

Fig. B.1.S6: Significant massing change over 10 ft. in depth provided to break up massing on long building facade.

1. Building Massing and Articulation, Continued

Design Guidelines

Additional Guidelines for Single-Family Attached

G10. Building lengths shall be broken up to limit the apparent mass of single-family attached development and enhance pedestrian connections through the site.

Additional Standards for Single-Family Attached and Townhouse Style Development

G11. Offset dwelling units to provide a sense of pedestrian scale and building articulation.

G12. Building massing and details shall reflect individual unit modules.

G13. Corner buildings shall respond to the corner location with architectural features and/or open spaces that emphasize and address the corner.

Fig. B.1.S11: Massing offsets between dwelling units.

Design Standards

Additional Standards for Single-Family Attached

S10. No building exterior wall dimension or row of contiguous dwellings (in one structure) shall exceed 100 ft. in continuous building length. An exception to this are courtyards ("U" shaped) developments where no unbroken (i.e. continuous) section of the "U" shall exceed 100 ft. (Note: courtyard developments may also include multiple buildings that create a courtyard effect as long as individual building lengths do not exceed 100 ft.

Additional Standards for Single-Family Attached and Townhouse Style Development

S11. Offset every two dwelling units from the next dwelling unit by at least 4 ft. in exterior wall offset for buildings 2 stories or taller and over 50 ft. in length, or, at least 2 ft. in offset for buildings 1 story in height or less than 50 ft. in length.

S12. Horizontal facades longer than 30 ft. shall be reduced into smaller volumes as individual units to achieve a residential scale and a unified building appearance. A minimum of one of the following methods shall be used:

- **a.** Varied setbacks and/or heights.
- **b.** Variation in the building form by using bays, shifts in massing, or distinct roof shapes.
- **c.** Diversity of window size, shape or patterns that relate to the interior function.
- **d.** Emphasis of building entries through a projecting or recessed form.

S13. Buildings at corners shall include a unique massing feature at the corner such as a tower, corner bay or gable, or a combination of architectural elements that visually enhance the building corner. As an alternative, a functional (i.e. usable) and decorative pedestrian or landscaping feature of not less than 100 sq. ft. in ground area may be provided.

Fig. B.1.S2: Variation in building height help reduce the volume of a facade longer than 30 ft. in length.

2. Roofs and Parapets

Intent: To create a visually interesting condition at the top of the building that reduces the building's perceived scale and enhances its quality and character.

Key Civic Neighborhood Design Principles:

A. Reflect Neighborhood Identity
G. Utilize Sustainable Development Practices
H. Promote High Quality Design
I. Design at a Human Scale

Fig. B.2: Flat roof with facade caped by projecting cornice element.

Design Guidelines

All Development

G1. Express roofs in a visually interesting manner that complements the composition of the building and the surrounding area and visually breaks down the scale of the roof and building.

G2. For buildings with low-sloped roofs:

- **a.** Establish a prominent roof line or facade design feature which visually "caps" the building.
- **b.** Cornices shall not significantly overhang the building.
- **c.** Parapets shall be of sufficient height to visually distinguish the top of the building and to conceal any roof-top equipment.
- **d.** 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.
- **e.** 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.
- **f.** Use design strategies to minimize heat islands and reduce energy usage associated with solar gain attributed to the roof surface.

Design Standards

All Development

S1. Roofs shall include a change in form, such as a change in height, pitch, orientation, or other changes in form at an average spacing of no less than 60 ft. Changes in form shall correspond with building massing and articulation as well as changes in uses or residential unit modules where applicable.

S2. All flat roofs (slopes 2:12 or less) shall:

- **a.** Employ design elements to visually "cap" the building such as trim, variation in brick coursing, a projecting cornice, projecting parapet, roof overhang, or other feature as approved by the Manager or Design Commission.
- **b.** Cornices shall have a maximum projection of 2 ft.
- **c.** Parapets shall be a minimum of 2 ft. in height and a maximum of 8 ft. in height.
- **d.** False storefront or false facade parapets are not permitted.
- **e.** 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.
- **f.** Utilize a "white roof" with a Solar Reflectance Index (SRI) of 78 or greater, exclusive of space dedicated to mechanical systems, vegetated roof surfaces, solar panels, sky lights, or other green roof treatments.

Fig B.2.S2.a (right): Green roof treatment limits solar reflectance on a flat roof surface.

2. Roofs and Parapets, Continued

Design Guidelines

All Development, Continued

G3. Features shall be present on visibly sloped roof surfaces to reduce the visual scale of these surfaces and provide interest along their length.

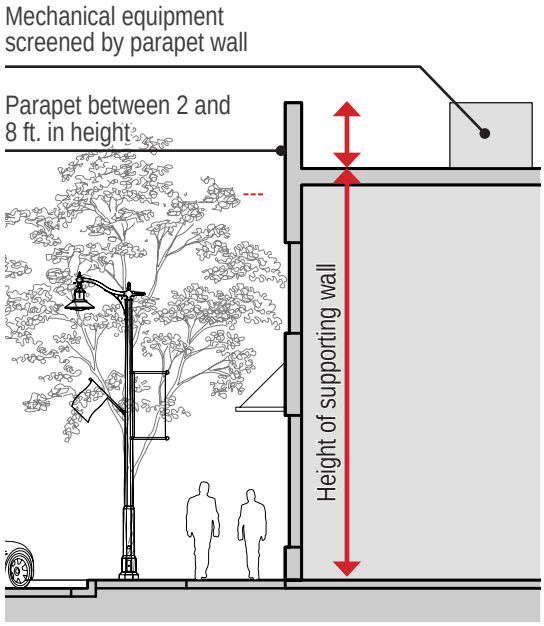

Fig. B.2.S2.b: Section diagram illustrating standard 4.1250(B)(2)(S2).

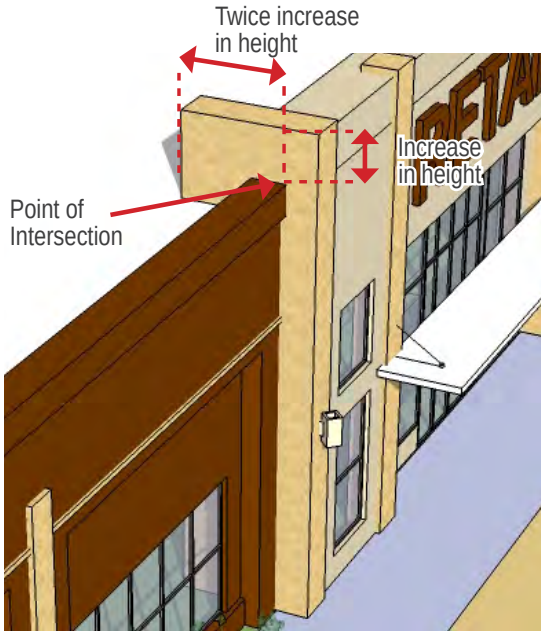

Fig. B.2.S2.c: Perspective diagram illustrating standard 4.1250(B)(2)(S2).

Design Standards

All Development, Continued

S3. Sloping roofs (slopes greater than 2:12) shall include at least two of the following design elements:

- **a.** Slope of at least 4:12
- **b.** Two or more slope pitches, with one of at least 4:12
- **c.** Overhanging eaves extending at least 1 ft. beyond the supporting wall with prominent fascias.
- **d.** Other roof design element as determined by the Manager or Design Commission.

Fig. B.2.S2.d: Flat roof with parapet caped with cornice details.

Fig. B.2.S1.a: Sloping roof with multiple slope pitches.

3. Entries

Intent: To ensure building entries establish prominence in the facade, add character and interest along the street, and are an attractive component of the buildings while promoting pedestrian comfort and safety.

Key Civic Neighborhood Design Principles:

B. Support a Mixed-use Community
D. Create Active Streetscapes
H. Promote High Quality Design
I. Design at a Human Scale

Existing Development: New entries on existing buildings and existing building entries that are renovated and require a permit shall comply with the appropriate guidelines and standards specified in this section.

Fig. B.3: Corner entry provides weather protection and enhanced transparency.

Design Guidelines

All Development

G1. Entries shall provide pedestrians protection from weather.

G2. Entry door materials shall be attractive and of high quality.

G3. For mixed-use buildings, provide at least one commonly-used active entry on the primary street designed to allow direct, easy access between the building and the street.

G4. Buildings shall utilize attractive, high quality, and durable materials surrounding the entry.

Commercial, Industrial, and Institutional

G5. Entries shall be oriented to and face the street and be regularly spaced to activate the length of the frontage.

- **a.** Buildings with long frontages or multiple street-facing tenant spaces shall provide additional on-street entries to ensure reasonable pedestrian access and improve the appearance of the building and the public realm.
- **b.** Primary and shared entries shall have greater prominence than individual entries.
- **c.** Place the main building entrance at a street corner where feasible.

Design Standards

All Development

S1. All entries shall provide weather protection in the form of a canopy, awning, overhang, or other feature to a depth of at least 4 ft.

S2. Building entry doors shall be of high quality materials such as commercial-grade solid wood, decorative glass, or other materials as approved by the Manager or Design Commission.

S3. All buildings shall provide a primary entry at the sidewalk level on its primary frontage. For mixed-use buildings, at least one commercial, industrial, or institutional use shall provide an entrance on the primary frontage. A corner door, such as one at a 45-degree angle to the primary street, qualifies as being an entrance "on the primary frontage."

S4. Ground floor facades within 30 ft. from the center of a primary or shared entry doorway shall utilize a minimum of 65% primary materials as specified in Table 4.1250.B.8.

Ground floor facades within 10 ft. from the center of an individual storefront or unit doorway shall use a minimum of 65% primary materials as specified in Table 4.1250.B.8.

Commercial, Industrial, and Institutional

S5. Entries shall be well-marked, articulated and oriented to and facing the street.

- **a.** Building entrances shall be located to activate the streetfront and shall not be located at intervals of more than 75 ft. along the primary street.
- **b.** Primary entrances shall be differentiated from, and more prominent than, smaller storefront or individual entries.
- **c.** On corner lots, buildings on the corner shall place an entry within 10 ft. of the building corner.

3. Entries, Continued

Design Guidelines

Commercial, Industrial, and Institutional, Continued

G6. All entries shall be visually prominent from the street and shall include a variety of design features and strategies which highlight these areas of the facade. Primary entries shall be more prominent than individual or storefront entries.

Fig. B.3.S6.a: Corner entry provides awning for weather protection and enhanced paving.

Fig. B.3.S6.b: Primary commercial entry provides a change in building form and enhanced transparency.

Fig. B.3.S6.c: Commercial entry provides a change in building form and enhanced transparency.

Design Standards

Commercial, Industrial, and Institutional, Continued

S6. Entrances to the building shall have a prominent presence in the building facade.

Primary entrances shall incorporate a minimum of three of the following features;

Individual or storefront entries shall incorporate a minimum of two of the following features:

- **a.** Corner location
- **b.** Recessed doorway, at least 18 in. from surrounding facade
- **c.** Overhang/canopy with a distinct form and larger size than other overhangs on the facade
- **d.** Transom windows, a minimum of 18 in. tall, above the door and above the width of the entrance.
- **e.** Glass windows flanking the doorway, a minimum of 1 ft. wide and the height of the doorway.
- **f.** Ornamental light fixtures, flanking both sides of the door
- **g.** Oversized entry door(s) a minimum height of 8 ft.
- **h.** Stone, masonry, or tile paving in entry, a minimum of 6 sq. ft.
- **i.** Planters with year-round ornamental landscaping framing the entry
- **j.** Integrated seating along at least one edge of the entry area
- **k.** For building masses 2 stories or less at the entry, a change in roof form, such as but not limited to a projecting, curved or sloped roof;
- **l.** Prominent change in material, color, texture, pattern, massing, or articulation surrounding the entry;
- **m.** An entry courtyard of a minimum dimension of 100 sq. ft. where the minimum dimensions for either length or width is 10 ft. The courtyard shall provide year-round site furnishings such as benches, tables and sitting areas; prominent landscape features such as integrated planters, water features, trellis or arbors, and pedestrian scaled lighting fixtures.

3. Entries, Continued

Design Guidelines

Commercial, Industrial, and Institutional, Continued

G7. When a building faces multiple streets or primary internal drives, entries shall be provided on multiple frontages to enhance the accessibility and walkability of the development.

Multifamily and Single-Family Attached

G8. Units at the street should have an inviting presence on, and convenient access to the street. Walkways shall connect individual units with the sidewalk. Secondary entrances facing the street right-of-way shall present the same finished appearance as a primary entry.

Fig. B.3.S9.a: Shared residential entry is recessed with an entry courtyard framed by landscape features.

Fig. B.3.S9.b: Shared residential entry includes weather protection and entry courtyard with seating.

Design Standards

Commercial, Industrial, and Institutional, Continued

S7. Each building shall provide at least one entry on each street and primary internal drive it fronts except as follows:

- **a.** If the building has three frontages, the building shall have a minimum of two frontages with operational entries.
- **b.** If the building has four or more frontages, the building shall have a minimum of three frontages with operational entries.
- **c.** Corner entries facing two frontages shall count as an entry on each frontage.

Multifamily and Single-Family Attached

S8. All ground floor units which front a street or primary internal drive shall have a primary entrance directly from the street.

- **a.** Entries shall not be elevated more than 6 ft. above the grade of an adjacent street or primary internal drive.
- **b.** Corner units shall orient their entry to the higher classified street type. If the streets have equal classifications, the entry may face either frontage.
- **c.** The entry shall have a direct connection from the sidewalk to the front door. The connection shall be a minimum of 5 ft. wide. Abutting connections may be combined to maximize landscape area.

Fig. B.3.S8: Ground-floor units providing individual entries accessed directly from the street.

3. Entries, Continued

Design Guidelines

Multifamily and Single-Family Attached, Continued

G9. All entries shall be highlighted and visible from the street and shall include a variety of design features and strategies which highlight these areas of the facade. Shared entries shall have greater prominence than individual unit entries.

Fig. B.3.S9.c: Recessed individual unit entries are separated from the street with landscape planters and steps up to the door.

G10. Sufficient visual access to the site and adjacent pedestrian circulation routes shall be provided through balcony and stair railings to ensure safety and surveillance of those areas.

Additional Guidelines for Single-Family Attached

G11. Make entries more prominent with architectural features and outdoor space at the front door to add to the layers of elements between the sidewalk and the front door.

Design Standards

Multifamily and Single-Family Attached, Continued

S9. All entries shall be made visually prominent and receive architectural emphasis.

Exterior individual unit entries shall be highlighted by incorporating a minimum of two of the following elements:

Shared entrances, such as those for apartment style buildings with interior unit entries, shall be highlighted by incorporating three or more of the following elements:

- **a.** Corner location
- **b.** Recessed entry (minimum of 12 in. from the surrounding wall plane)
- **c.** Projecting entries, including porches, canopies, and articulated lintels above the doorway
- **d.** Pilasters, columns, or similar features supporting and/or framing the entrance
- **e.** Ornamental glazing framing the entry
- **f.** Elevated entries with stairways that are compatible with the architecture
- **g.** An entry courtyard a minimum of 40 sq. ft. The courtyard shall provide year-round site furnishings such as seating, landscape features, and pedestrian scaled lighting fixtures
- **h.** Prominent landscape treatments (ground cover, shrubs, and trees) that connect the public realm to the private realm, highlight the entry, and emphasize seasonal color and interest
- **i.** Prominent landscape feature, such as a trellis, arbor, water feature, or special walkway paving
- **j.** Year-round site furnishings, including benches, tables, and sitting areas

S10. The area of the railings on exterior stairs, balconies, and landings shall be a minimum of 50 percent transparent.

Additional Standards for Single-Family Attached and Townhouse Style

S11. For each entry, provide a covered porch or portico with a floor area of at least 40 sq. ft.

4. Facade Composition and Ground-Level Details

Intent: To reinforce a pedestrian scaled streetscape by encouraging the greatest amount of visual interest along the ground level of buildings.

Key Civic Neighborhood Design Principles:

A. Reflect Neighborhood Identity
B. Support a Mixed-use Community
D. Create Active Streetscapes
G. Utilize Sustainable Development Practices
H. Promote High Quality Design
I. Design at a Human Scale

Existing Development: Renovations that modify exterior building facades and require a permit shall follow the appropriate guidelines and standards of this section at the discretion of the Manager or Design Commission.

Fig. B.4: Building design reflects pedestrian scale.

Design Guidelines

All Development

G1. The 4.1250(B)(4)(S1) standard shall be met.

Fig. B.4.G2: Through-wall mechanical units are flush with the facade and integrated into the facade design to minimize their visibility.

G2. Mechanical equipment and individual through-wall units shall not detract from building architecture or facade composition and shall be designed to minimize their visibility. Equipment shall not project beyond the adjacent finished wall plane and shall be screened and integrated into the building's overall architectural design, facade composition, and detailing.

Design Standards

All Development

S1. Mechanical, electrical, and communication equipment and components shall be screened so they are not visible at ground level from the public realm or internal public or private areas.

a. Equipment shall be screened in a manner that is compatible with the architectural character of the building.

b. Appropriate screening for rooftop equipment includes parapet walls or architecturally compatible fabricated enclosures such as panels and walls. The Manager or Design Commission may require a review of rooftop equipment screening by requesting sight line studies.

c. Ground level equipment (including utilities such as transformers, heating and cooling, electric meters, etc.) shall not be located within 5 ft. of the front entrances and shall be screened with evergreen landscaping of a height and spacing at time of planting that will screen the equipment, or with opaque fencing or walls that screen the equipment.

S2. Packaged Terminal Air Conditioners (PTACs), Package Terminal Heat Pumps, and similar systems with individual through-wall heating/cooling that are visible, including from internal public or private areas, are not permitted.

4. Facade Composition and Ground-Level Details, Continued

Design Guidelines

All Development, Continued

G3. The design of adjacent building facades shall be compatible. Architectural features such as posts, beams, etc. shall be appropriately scaled for their use. Features such as downspouts shall be visually minimized and incorporated into the facade design. Tacked-on architectural elements which appear fake shall not be used.

G4. Use elements such as vegetation, artwork, trellis structures, architectural detailing, reveals and/or contrasting materials to provide visual interest on what otherwise would be blank walls. These shall be used in a manner consistent with the building's design and other facade composition elements.

Fig. B.4.S3: Vent covers utilize similar materials and colors as the surrounding facade area to minimize their appearance.

G5. Exterior corridors and stairs, except those accessing ground floor entries, shall be visually minimized from the street and shall not detract from the overall building design.

Fig. B.4.S6: Garage door matches the window patterns of the corner building facade.

Design Standards

All Development, Continued

S3. Building facades shall transition from one building face to an adjacent building face through the use of compatible materials, glazing and scale elements such as windows, belt courses, awnings and decks. Architectural elements such as posts, beams, and planting walls shall be scaled to reflect their function. Functional features such as vents and downspouts shall be visually minimized and integrated into the facade design. Tacked-on faux architectural elements are prohibited.

S4. If a blank wall greater than 40 ft. long is unavoidable, a minimum of one of the following shall be incorporated throughout the length of the blank wall:

- **a.** A trellis or trellises that cover 40 percent of the blank wall with vines planted that will grow vertically of sufficient density and height so that they provide significant coverage of the blank wall. The plantings shall be at least 4 ft. tall or cover at least 50 percent of each trellis at the time of planting.
- **b.** Decorative tile work that covers an area at least 40 percent of the blank wall, and located to be viewed from the pedestrian level.
- **c.** Artwork reviewed and approved by the Manager or Design Commission that covers an area at least 40 percent of the blank wall, and located to be viewed from the pedestrian level.
- **d.** Landscape screening incorporating sub-canopy trees (trees that will be 25 ft. or shorter at maturity) every 15 ft. along the wall, with a hedge between trees of evergreen shrubs located every 3 ft. on center and a minimum of 3 ft. in height at time of planting.
- **e.** Other strategy to create visual interest as approved by the Manager or Design Commission.

S5. Exterior corridors and stairs visible from the street are not permitted, except for the main entry stair leading to the building entrance.

Fig. B.4.S4: Artistic treatments to create visual interest on areas of blank wall.

4. Facade Composition and Ground-Level Details, Continued

Design Guidelines

All Development, Continued

G6. The 4.1250(B)(4)(S6) standard shall be met.

G7. Developments shall meaningfully incorporate design strategies that reduce water and energy usage attributed to site and building development, building use, and the transportation of building users while not detracting from good site and building design. Healthy and sustainable communities shall be created that incorporate "best practices" such as LEED™ for Neighborhood Development to conserve natural resources, reduce carbon emissions, and promote interaction between residents.

Fig. B.4.S7.a: Vegetated roof surface.

Fig. B.4.S7.b: Building with long axis oriented east and west with unobstructed solar access to the south wall.

Design Standards

All Development, Continued

S6. If used, roll-up and garage doors shall match the main building in terms of color, materials, and trim or serve as an artistic element compatible with the building design.

S7. Energy conservation in building development shall be promoted through sustainable building techniques and design strategies as follows.

Developments with less than 30,000 sq. ft. of floor area shall comply with a minimum of one of the following requirements:

Developments with 30,000 sq. ft. of floor area or greater shall comply with a minimum of two of the following requirements:

a. A vegetated (green) roof surface comprising a minimum of 30 percent of the roof area

b. Orient the long axis of the building east and west, with unobstructed solar access to the south wall and roof. The longer facade shall be within 25 degrees of facing south, and facing within 15 degrees of south is recommended for best performance.

c. Solar energy panels comprising an area equivalent to a minimum of 20 percent of the roof area or generating a minimum of 10 percent of the typical energy usage for the building (The typical energy model for the building shall be determined by referencing the LEED™ standards). The location and configuration of solar energy panels shall be approved by the Manager or the Design Commission only as permitted in Article 4 and Section 10.0900. Solar panels shall be integrated into the building design or shall be screened from view at street level with materials that are consistent with the building design and yet do not interfere with the purpose of the solar panels.

d. A system that collects rainwater for reuse from a minimum of 50 percent of the total roof area on site (e.g., site irrigation or gray water reuse)

e. Skylights or other day lighting system which illuminates 75 percent of the building floor area, with skylights occupying a minimum of 3 percent of the roof area with spacing between skylights not greater than one and four tenths (1.4) times the ceiling height

f. 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 and shall be signed and marked/striped to identify parking preference for alternative fuel vehicles

g. Source sustainable and local building materials from within 500 miles of the development site for no less than 20 percent of the total construction materials

h. Another sustainable building design element as approved by the Manager or Design Commission.

4. Facade Composition and Ground-Level Details, Continued

Design Guidelines

Commercial, Industrial, and Institutional

G8. Except for single story structures, buildings shall feature an architecturally distinct base and top. Base and top treatments should establish depth and interest in the facade, and be integrated into the building design.

- **a.** Base treatments should be visually distinct, address and enhance the meeting of the building and ground, and be proportional to the size of the building.
- **b.** Building top treatments shall be visually distinct from the base and designed and scaled to be compatible with the architectural character of the building.

Fig. B.4.S8.a: Building base established through a change in materials and top established through a projecting roof line.

Design Standards

Commercial, Industrial, and Institutional

S8. Except for single story structures, building facades shall include design elements which establish a base and top. Base and top treatments shall be cohesive across facades and integrated with the architectural character of the building.

- **a.** The base and top treatments shall be located on a majority of the length of each building facade and shall wrap all visible building corners.
- **b.** The building base shall be a minimum height no less than 5 percent of the facade height and shall not exceed 20 percent of the facade height. Multi-story buildings may have a building base height equal to the wall area attributed to the ground floor.
- **c.** Building bases shall consist of a distinct, clearly visible change in the building facade, and include one of the following:
  - **i.** A prominent change in material or material treatment;
  - **ii.** A change in depth no less than 12 in.; or
  - **iii.** A landscape area at the base of the building with evergreen plant material at least 5 percent of the facade height may count toward a portion of the building base requirement.
- **d.** The top of the building shall be considered either the upper story or the top of the facade and shall have a distinct visual design from the base and middle of the building by material treatment, color, texture, or change in materials or roof or building form.

Fig. B.4.S8.b: Building base established through a change in materials and depth and building top established through a prominent cornice line.

4. Facade Composition and Ground-Level Details, Continued

Design Guidelines

Commercial, Industrial, and Institutional, Continued

G9. Street-facing facades shall have additional design elements at the street level to add interest, enhance the building appearance, establish greater depth in the facade, and enliven the pedestrian realm. These features shall compliment those used to satisfy the other standards and guidelines.

Fig. B.4.S9.a: Ground level facade incorporating pedestrian scaled detailing including awnings and wall-mounted lighting fixtures.

Fig. B.4.S9.b: Ground level facade incorporating pedestrian scaled detailing including awnings and transom windows above storefront windows and doors.

Design Standards

Commercial, Industrial, and Institutional, Continued

S9. Ground-floor facades facing streets or primary internal drives shall provide additional ground level details that further enliven the pedestrian realm and create attractive building fronts. A minimum of two of the following design features shall be incorporated at the ground level:

- **a.** Transom windows above storefront windows and doors.
- **b.** Pedestrian scaled lighting fixtures or wall-mounted projecting lighting fixtures such as wall sconces at regular spacing no greater than 30 ft.
- **c.** Awnings, canopies, or solar shades/reflectors placed over windows, doors, or outdoor spaces with a minimum projection of 4 ft. in an amount and configuration approved by the Manager or Design Commission that is compatible with the architecture of the building, adds facade depth, and contributes to the pedestrian environment.
- **d.** Regularly spaced planter boxes, a minimum of 6 sq. ft. not located in an accessible pedestrian walk.
- **e.** Other feature approved by the Manager or Design Commission.

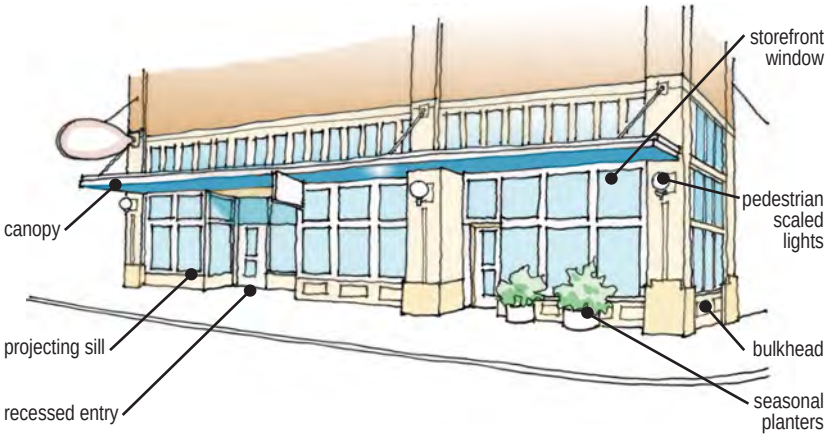

Fig. B.4.S9.c: Ground level facade incorporating pedestrian scaled detailing.

4. Facade Composition and Ground-Level Details, Continued

Design Guidelines

Commercial, Industrial, and Institutional, Continued

G10. Buildings shall create a rhythm of repeating elements that help establish continuity and pedestrian scale in the facade.

Fig. B.4.S10: Facade rhythm established through a series of vertical reveals between building masses.

G11. Buildings shall be designed to allow direct, easy access between public and commonly used areas and the building's interior.

Multifamily and Single-Family Attached

G12. Except for single story structures, buildings shall feature an architecturally distinct base and top. Base and top treatments should establish depth and interest in the facade, and be integrated into the facade designs.

- **a.** Base treatments should be visually distinct, address and enhance the meeting of the building and ground, and be proportional to the size of the building.
- **b.** Building top treatments shall be visually distinct from the base and designed and scaled to be compatible with the architectural character of the building.

Design Standards

Commercial, Industrial, and Institutional, Continued

S10. All facades shall establish a rhythm by repeating design elements at regular spacing along the facade length for the height of the ground floor or the height of building base, whichever is taller. All facades shall contain at least one of the following design features:

- **a.** Columns or pilasters with plinths at regular intervals no greater than 30 ft. apart.
- **b.** Major vertical mullions of at least 6 in. in width, and larger than other mullions in the same window opening, on all-glass facades.
- **c.** Vertical reveals no less than 6 in. spaced a minimum of every 30 ft.
- **d.** Belt courses above ground floor level and along a minimum of 80 percent of the facade.
- **e.** Lintels or arches over the windows and doors.
- **f.** Canopy projections above ground floor windows a minimum depth of 4 ft.
- **g.** Other design element as approved by the Manager or Design Commission.

S11. On facades facing streets or primary internal drives, ground floor uses shall be predominantly at an elevation no more than 2 ft. above or below the sidewalk elevation.

Multifamily and Single-Family Attached

S12. Except for single story structures, buildings facades shall include design elements which establish a base and top. Base and top treatments shall be cohesive across facades and integrated with the architectural character of the building.

- **a.** The base and top treatments shall be located on a majority of the length of each building facade, and shall wrap all visible building corners.
- **b.** The base height shall be from grade to a minimum of the top of the first floor and a maximum of the top of the second floor.
- **c.** The top of the base shall consist of a distinct, clearly visible physical transition between the base and the upper floors, and include one of the following:
  - **i.** A prominent change in material or material treatment; or
  - **ii.** A change in depth no less than 8 in.
- **d.** The top of the building shall be considered either the upper story or the top of the facade and shall have a distinct visual design from the base and middle of the building by material treatment, color, texture, or change in materials or roof or building form.

4. Facade Composition and Ground-Level Details, Continued

Design Guidelines

Multifamily and Single-Family Attached, Continued

G13. Provide a transitional design feature(s) between public spaces and ground floor residential spaces to distinguish between the public and private realms.

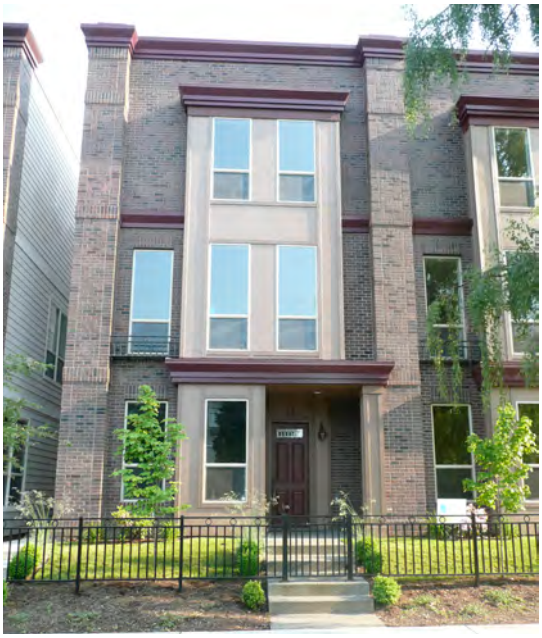

Fig. B.4.S13.a: Ground floor residential entries transition from the street through an increased setback and raised first-floor elevation.

Design Standards

Multifamily and Single-Family Attached, Continued

S13. Multi-family units on the ground floor shall provide a transition between public space and private space by incorporating a minimum of one of the following transition elements:

- **a.** Elevate the first floor a minimum of 3 ft. above grade. Entries may be at grade;
- **b.** Set back the building an additional 5 ft. beyond the minimum setback or recess the first floor an additional 5 ft. beyond the second-floor facade;
- **c.** Provide a front porch on the street-facing entry for each unit that is a minimum of 48 sq. ft. with minimum dimensions to fit a 5-ft. by 6-ft. rectangle inside the porch area;
- **d.** Provide a front landscaped courtyard of at least 60 sq. ft. separated by a hedge or decorative fence a minimum 30 in. tall and maximum of 4 ft. tall;
- **e.** Provide raised planter(s) between 18 in. and 30 in. in height and 4 ft. in depth as measured from the point of the planter nearest the front property line, and including a minimum 3 ft. wide planting area. The planter(s) shall occupy at least 50 percent of the frontage of each unit and be planted with deciduous landscaping or perennial edible landscaping; or
- **f.** Other strategy as determined by the Manager or Design Commission.

Fig. B.4.S13.b: Ground floor residential entries transition from the street with a landscape planter and recessed door.

4. Facade Composition and Ground-Level Details, Continued

Design Guidelines

Additional Standards for Single-Family Attached and Townhouse Style

G14. Facade details shall be provided on all sides of a building that are not shared with another building.

G15. Provide variation in building form and detailing responding to individual units to convey a sense of residential scale. Provide a variety of compatible architectural elements to provide pedestrian scaled articulation to the residential units and avoid flat facades.

Fig. B.4.S14: Townhouse style building facade treatments wrapping the building corner and continuing across multiple building facades.

Fig. B.4.S15.a: Townhouses with gable roofs, facade offsets, cantilevered building masses, and multiple facade materials.

Design Standards

Additional Standards for Single-Family Attached and Townhouse Style

S14. Facade treatments (such as exterior finish patterns, story lines/ floor banding, trim, corner boards, and related items) shall be continued around all sides of the building.

S15. Provide a minimum of four of the following architectural elements in the building design:

- **a.** Dormers
- **b.** Gables
- **c.** Alternating cornice heights or roof forms
- **d.** Cantilevered building masses
- **e.** Recessed entries
- **f.** Cupolas or towers
- **g.** Pillars or columns a minimum depth of 8 in.
- **h.** Additional offsets in building face or roof (minimum 16-in.)
- **i.** Bay windows
- **j.** Integrated landscape planters on upper levels of all facades facing streets and primary internal drives.
- **k.** Decorative and/or alternating patterns on the exterior finish (e.g. scales/shingles, trim boards, ornamentation or similar features)
- **l.** Decorative cornice or pediment
- **m.** Use at least two different exterior finishes and patterns including such types as masonry, stone, stucco, wood, finished metal panels, and tile
- **n.** Where masonry is used for exterior finish, apply decorative bonds or patterns
- **o.** Natural lighting features including non-window elements and other design features that channel natural light from exterior walls or roof to the building interior (such as by the use of skylights, solar tubes, atriums, light shelves, and related features).

Fig. B.4.S15.b: Townhouses with facade offsets, alternating finish patterns, projecting balconies, and recessed entries.

5. Transparency

Intent: To create visual interest on building facades by providing views into active spaces, establishing visual connections between activities inside and out, and allowing for day lighting and passive climate control of interior spaces.

Key Civic Neighborhood Design Principles:

A. Reflect Neighborhood Identity
B. Support a Mixed-use Community
D. Create Active Streetscapes
G. Utilize Sustainable Development Practices
H. Promote High Quality Design
I. Design at a Human Scale

Existing Buildings: Existing buildings shall follow the appropriate transparency guidelines and standards when changes to the building facade are reviewed for a permit. Existing buildings with levels of transparency less than the amount specified shall not lessen the amount of transparency during renovations if the exterior building facade is altered.

Fig. B.5: High levels of transparency are provided at the street and upper levels on the building facades.

Design Guidelines:

All Development

G1. Where transparency is required, windows shall allow high levels of visibility through window glazing into the buildings.

- **a.** Features used to satisfy transparency requirements shall remain transparent and add visual interest to the facade.
- **b.** Window shall be maintained free of items which significantly limit the visual connection between interior and exterior spaces.
- **c.** Design site features to ensure natural surveillance from the building to adjacent commonly used outdoor spaces.

G2. The 4.1250(B)(5)(S2) standard shall be met.

G3. Where blank walls are not required by the building code, transparency should be provided along interior side lot lines to create articulation on the facade and daylighting of interior spaces.

G4. The 4.1250(B)(1)(S4) standard shall be met.

Design Standards:

All Development

S1. To meet the clear, transparent glass/glazing requirement, windows shall have a Visible Transmittance (VT) value of 60 percent or greater.

- **a.** Films or other substances applied to the window to reduce the Visible Transmittance value below 60 percent are prohibited.
- **b.** Required windows within the ground floor transparency zone shall be maintained free of shelving, signage (including painted window signage) or other items that reduces visibility by more than 50 percent between the interior and exterior spaces.
- **c.** Landscaping and other features between the facade and frequently used outdoor spaces such as parking and open spaces shall be designed so as not to obstruct views from interior spaces.

S2. Windows used to meet visibility requirements shall not be blocked by landscaping.

S3. When required by the building code, portions of the facade area on an interior side lot-line (zero-lot line) may be excluded from overall transparency calculations on that facade. Massing articulations, setbacks, and/or building step backs which allow for greater areas of transparency are encouraged.

S4. Building entries that access parking areas and other outdoor spaces shall be designed with transparent glass that allows visibility for users to look out prior to exiting the building.

5. Transparency, Continued

Design Guidelines:

Commercial, Industrial, and Institutional

G5. Window recesses shall be sufficient to establish a sense of depth and shadow on facades, and provide facade articulation and relief.

G6. Facades visible from streets and primary internal drives shall provide high levels of clear glazing to ensure articulation on the facade, daylighting of interior spaces, and visibility to the street. The greatest levels of transparency shall be at the street level and at entries.

G7. Facades not visible from a street or primary internal drive shall provide sufficient transparency to ensure daylighting of interior spaces and visual interest on the facade, but may provide lower levels of transparency than street-facing facades. The highest level of transparency shall be at the ground level and at entries.

G8. Buildings shall be designed to conserve energy by optimizing solar orientation and maximizing passive solar access in winter months while minimizing solar heat gain in summer months.

Fig. B.5.S5: Recessed windows provide a sense of depth and shadowing on the facade.

Design Standards:

Commercial, Industrial, and Institutional

S5. Windows shall be recessed a minimum of 4 in. as measured from the exterior most window pane and the adjacent finish building plane.

S6. For each facade visible from a street or primary internal drive:

- **a.** A minimum of 60 percent of the ground floor facade area shall be clear, transparent glazing.
- **b.** Upper levels of street facing facades shall be composed of clear glass for 30 percent of the wall area above the ground floor, excluding roof shapes and parapets.

S7. For each facade not visible from a street or primary internal drive:

- **a.** A minimum of 40 percent ground floor facade area shall be clear, transparent glazing.
- **b.** 25 percent of the total facade area shall be clear, transparent glazing.
- **c.** Facades with customer entries shall have ground floor transparency of a minimum 40 percent of the ground floor wall area within 30 ft. horizontally of the center of the doorway. 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.

S8. For facades facing within 25 degrees of south, a minimum of 30 percent of the total facade wall area shall be clear, transparent glazing.

Fig. B.5.S7: Commercial spaces providing high levels of transparency facing adjacent streets.

5. Transparency, Continued

Design Guidelines:

Commercial, Industrial, and Institutional, Continued

G9. When buildings require specific areas to not be transparent, a limited amount of displays that are integrated into the building may substitute for transparent glazing. Projected display areas which do not provide views into the building are not permitted.

G10. Exterior facade openings on parking structures that do not contain glass may count toward the transparency requirement if they contain artistic, visually attractive screening materials which enhance the facade design.

G11. Windows shall be durable and insulated and provide sufficient operability to allow for natural ventilation of interior spaces.

G12. Windows shall reinforce a vertical proportion on the facade and not contribute to a dominant horizontal geometry in the building.

Fig. B.5.S10: Structured parking opening utilizing artistic screening.

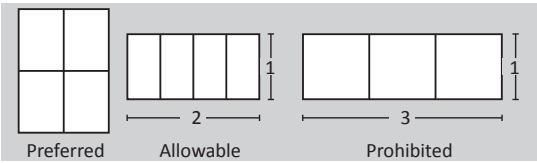

Fig. B.5.S12.b: Window proportions are preferred to be vertical. Horizontal proportions are allowable up to 2:1.

Design Standards:

Commercial, Industrial, and Institutional, Continued

S9. At the discretion of the Manager or Design Commission, display windows that do not provide views into the building may count towards up to 25 percent of the required ground floor transparency if the display extends a minimum of 4 ft. into the building and contains three-dimensional (3D) objects, such as product displays. Window boxes added to the exterior of the building are not permitted.

S10. If structured parking is present, openings without glass but utilizing an artistic screening system or other decorative feature in those areas may be used to meet the transparency requirement for the portions of that facade occupied by the parking structure at the discretion of the Manager or Design Commission.

- **a.** The design of parking structures and their screening systems shall be compatible with the architectural character of the primary building. Design similarities may include features such as color, material, pattern, proportions, articulations, etc.

S11. All windows shall be high quality, durable, and energy efficient with insulating double or triple panes. In each commonly occupied space provide operable windows on each exterior wall sufficient to allow for natural ventilation.

S12. Window openings are preferred to exhibit a vertical proportion. Window openings shall not exhibit a horizontal proportion greater (more horizontal) than two-to-one.

Fig. B.5.S12.b: Windows are vertically proportioned.

5. Transparency, Continued

Design Standards:

Multifamily and Single-Family Attached

G13. Window recesses shall be sufficient to support facade articulation and provide surface relief, depth, and shadow on facades.

G14. Facades visible from a street or primary internal drive shall provide high levels of clear glazing to ensure articulation on the facade, daylighting of interior spaces, and visibility into the street. The greatest levels of transparency shall be at the street level.

G15. Facades not visible from a street or primary internal drive shall provide sufficient transparency to ensure daylighting of interior spaces and visual interest on the facade, but may provide lower levels of transparency than street-facing facades.

G16. Ground-level common areas of multi-family buildings shall have high levels of transparency, visual connectivity, and direct access to the street.

Fig. B.5.S13: Recessed windows provide a sense of depth and shadowing on the residential facade.

Design Standards:

Multifamily and Single-Family Attached

S13. Windows shall be recessed a minimum of 2 in. as measured from the exterior most window pane and the adjacent finish building plane.

S14. For each facade visible from a street or primary internal drive:

a. A minimum of 25 percent of the ground floor facade area and 25 percent of the total facade area shall be clear, transparent glazing.

S15. For each facade not visible from a street or primary internal drive, a minimum of 20 percent of the total facade area shall be clear, transparent glazing.

S16. Ground floor spaces attributed to common areas, such as lobbies, shared community rooms or centers, fitness rooms, etc., shall be composed of clear glass for a minimum of 35 percent of the ground floor wall area attributable to the space(s). Where these spaces abut a street, primary internal drive, or public pathway, they shall include a door opening directly onto the public space(s).

Fig. B.5.S14: Multifamily building providing high levels of transparency facing adjacent streets.

5. Transparency, Continued

Design Guidelines:

Multifamily and Single-Family Attached, Continued

G17. Facades adjacent to pedestrian pathways shall provide high levels of visibility onto the pathway to help ensure the safety of these spaces.

G18. South-facing facades shall provide high levels of transparency to allow for day-lighting and passive heating.

G19. Buildings shall be designed to conserve energy by optimizing solar orientation and maximizing passive solar access in winter months while minimizing solar heat gain in summer months.

G20. All windows shall be high quality, durable, and energy efficient and allow for sufficient operability to ensure passive ventilation and air circulation for commonly occupied rooms.

Additional Guidelines for Single Family Attached and Townhouse Style

G21. Provide sufficient visibility along all walkways between buildings and from adjacent and facing units onto pedestrian walkways to allow for walkway safety and surveillance.

G22. The 4.1250(B)(5)(S22) standard shall be met.

Fig. B.5.S19: Architectural sunshades are provided on the south building facade.

Design Standards:

Multifamily and Single-Family Attached, Continued

S17. Pedestrian pathways shall be visible from 50 percent of the first and second floor units abutting the pathway. A unit meets this criterion when at least one window of a frequently used room, such as a kitchen, living room and dining room, but not bedroom or bathroom, faces the pathway.

S18. For facades facing within 25 degrees of south, a minimum of 25 percent of the total facade wall area shall be clear, transparent glazing.

S19. Provide exterior, architectural sunshades for windows on the south and west building facades to effectively limit summer sun and to allow for winter sun penetration. Sunshades shall be permanent design features integrated into, and compatible with the design of the building facades.

S20. All windows shall be high quality, durable, and energy efficient with insulating double or triple panes. In each residential unit or common area, provide a minimum of one operable window in each commonly occupied room (kitchen, living room, dining room, bedroom, etc.) which includes an exterior wall.

Additional Standards for Single Family Attached and Townhouse Style

S21. All on-site pedestrian walkways shall be visible from at least one unit by including a window facing the path in a frequently used room such as a living room, dining room, kitchen or bedroom (but, for example, not a window to a garage, bathroom or storage area).

- **a.** Walkways shall be designed to maintain clear lines of site between buildings and avoid small, concealed areas.

S22. Visible Dwelling Front. A minimum of 75 percent of the total frontage of a street or primary internal drive frontage that includes unit entries shall be visible from:

- **a.** A front door
- **b.** A street-facing ground floor window in a frequently used room
- **c.** A street-facing second story minimum 4-ft. by 4 ft. window in a frequently used room, placed no higher than 3 ft. 6 in. from the floor to the bottom of the window sill
- **d.** If a primary unit entry does not front a street or primary internal drive, the entry shall be clearly visible from the internal driveway or path it is accessed from

6. Sign Design

Intent: To encourage interesting, creative, and high quality sign elements in the public realm and ensure that signage is part of an integrated design approach within developments that contributes to the urban character of the neighborhood.

Key Civic Neighborhood Design Principles:

A. Reflect Neighborhood Identity
D. Create Active Streetscapes
H. Promote High Quality Design
I. Design at a Human Scale

Fig. B.6: Projecting signs at corner building entry.

Design Guidelines

All Development

G1. Wall signs shall be proportional to the building facade, be integrated into the design of the building, and shall identify the use(s) within the building or tenant space to which it is attached. Creative signs with personality that are an expression of the business and enhance the streetscape are encouraged. Wall signs shall be placed with consideration for other signs on the same facade to avoid a cluttered appearance.

Design Standards

All Development

S1. Wall Signs:

a. Area: Wall area is calculated by taking the width of the building or tenant space multiplied by the height of the building facade or tenant space (width x height), up to a maximum height of 25 ft. (as measured from finished grade).

i. Single Tenant Buildings: The maximum allowed area of a wall sign shall be 8 percent of the wall area upon which the sign is located.

ii. Multi-Tenant Buildings: The maximum allowed area of a wall sign shall be 8 percent of the wall area of the tenant space upon which the sign is located.

iii. The maximum allowed area of a wall sign shall be reduced when the building or tenant space facade also includes projecting signs and/or awning and canopy signs, per Standards 4.1250(B)(6)(S2) and (S4).

b. Types: Fascia, mansard wall, marquee, and painted wall signs are permitted.

c. Number of Signs: Limited by total allowed wall sign area, not by number of signs.

d. Location:

i. Fascia signs for ground-floor commercial and industrial uses shall fit into a sign band directly above the ground-level facade to help reinforce horizontal lines along the street.

ii. Fascia signs shall not extend beyond the outer edges of the building front.

iii. For multi-tenant buildings, the wall sign shall only be located on the exterior of the tenant space to which the sign corresponds. On-Site Directory Signs are permitted per the standards in A6.100 and A6.101.

iv. No portion of a wall sign shall be located above 25 ft. in height, as measured from finished grade.

6. Sign Design, Continued

Design Guidelines

All Development, Continued

G2. Projecting signs shall be oriented to the pedestrian and promote safety and walkability in their location, size and clearance above the ground. Creative signs with personality that are an expression of the business and enhance the streetscape are encouraged.

Fig. B.6.S2: Under Marquee signs hanging from a canopy maintain an 8-ft. clearance above the sidewalk.

G3. Monument signs shall be integrated into the site design and shall complement the design of the primary structure(s) on site. The size and location of the monument sign shall not interfere with sight lines at intersections where vehicles and pedestrians may cross. Creative signs with personality that are an expression of the business and enhance the streetscape are encouraged.

Design Standards

All Development, Continued

S2. Projecting Signs (including Under Marquee Signs):

- **a.** Area: The maximum size of an individual projecting sign (one face) shall be 8 sq. ft. The maximum area for all faces shall be 16 sq. ft. Where both projecting and wall signs are used, the sign area for all faces of the projecting sign(s) shall be deducted from the allowed wall sign area (calculated per 4.1250(B)(6)(S1)(a)) for the wall to which the sign is attached.
- **b.** Height: A projecting sign shall not extend above the roof line at the wall the sign is attached to. In no case shall any portion of a projecting sign exceed a height of 25 ft. above grade. Projecting signs shall have a minimum clearance of 8 ft. between the bottom of the sign and finished grade.
- **c.** Number of Signs: One projecting sign is permitted per building facade. For multi-tenant buildings, one projecting sign is permitted for each tenant space. Tenant spaces at a building corner may have one projecting sign on each facade.
- **d.** Location: The sign shall not extend from the building facade for a distance greater than 6 ft., or a distance equal to 2/3 the width of the abutting sidewalk, whichever is less. The sign shall only be located on the exterior of the tenant space to which the sign corresponds.

S3. Monument Signs:

- **a.** Area:
  - **i.** The maximum size of an individual monument sign (one face) is 32 sq. ft. All sign faces combined may not exceed 64 sq. ft.
  - **ii.** When an additional monument sign is permitted per 4.1250(B)(6)(S3)(c), the combined area of all faces of the second monument sign shall not exceed 32 sq. ft.
- **b.** Height: A monument sign shall not exceed 8 ft. in height above finished grade. When located within 30 ft. of an intersection of two streets or a street and a primary internal drive (measured from the property lines), the monument sign shall not exceed 4 ft. in height.
- **c.** Number of Signs: One monument sign is allowed per site. For sites with multiple street frontages, one additional monument sign is allowed to be located on a secondary frontage if it is 300 ft. or longer.
- **d.** Location: Monument signs shall not be located within a required clear vision triangle, within a public open space, or within a pedestrian pathway. When an additional monument sign is allowed it shall not be located closer than 200 ft. to the first monument sign.

6. Sign Design, Continued

Design Guidelines

All Development, Continued

G4. Awnings and canopy signs shall be oriented to the pedestrian, providing adequate clearance above ground so as not to impede pedestrian movement. Awning and canopy signage shall be creative and durable and shall complement the design of the structure it is attached to.

Fig. B.6.S5: Appropriately sized window sign.

G5. Window signs shall be limited to maximize visibility into active spaces. Creative signs with personality that are an expression of the business and enhance the streetscape are encouraged.

G6. Signs that feature lighting shall be carefully illuminated to provide a high quality appearance that is well-integrated into the sign design and building architecture and character. It shall not create negative impacts on surrounding areas or result in sky-glow.

G7. The 4.1250(B)(6)(S7) standard shall be met.

Fig. B.6.S4: Canopy sign which does not project beyond the face of the canopy upon which it is attached.

Design Standards

All Development, Continued

S4. Awning and Canopy Signs:

- **a.** Area: The sign area for awning and canopy signs shall be deducted from, and shall not exceed, the allowed wall sign area on the wall to which it is attached. Where both awning or canopy signs and wall signs are used, the sign area for all faces of the awning or canopy sign(s) shall be deducted from the allowed wall sign area (calculated per 4.1250(B)(6)(S1)(a)) for the wall to which the sign is attached.
- **b.** Height: Signs on awnings or canopy structures shall maintain a clearance of 8 ft. from finished grade. No part of the structure shall extend above the roof line.
- **c.** Number of Signs: Awning and canopy signs are limited by area, not by number.
- **d.** Location: A sign shall not project beyond the edges of the canopy or awning face upon which it is attached. The sign(s) shall only be located on the exterior of the tenant space to which the sign corresponds.

S5. Window Signs: The maximum area of window signage shall not exceed 20 percent of the window.

S6. Illumination: Sign illumination shall be designed to avoid off-site lighting, night sky pollution, and light spill-over into residential units.

- **a.** Internal illumination of signs is not permitted.
- **b.** External illumination using upward facing lighting that is not shielded is not permitted.
- **c.** Neon signage is allowed.

S7. Prohibited Signs: In addition to those signs identified as prohibited in Appendix 6.000 – Sign Regulations, the following types of signs are not permitted in Civic Neighborhood, unless permitted through a temporary use permit: Free-Standing signs supported by one or more structural supports (i.e., “pole signs”), roof signs, moving parts signs, rotating signs, or balloon signs.

7. Gateways

Intent: To create a strong architectural statement to enhance way-finding, create visual interest and activity in the public realm, and enhance street corners to signify one's arrival into the district or an important intersection.

Key Civic Neighborhood Design Principles:

A. Reflect Neighborhood Identity
B. Support a Mixed-use Community
C. Provide Pedestrian and Transit Orientation
D. Create Active Streetscapes
F. Integrate Public Amenities and Green Spaces
H. Promote High Quality Design

Fig. B.7: Gateway corner with hinged building profile and public open space element.

Table 4.1250.B.7: Civic Neighborhood Gateways

Major Gateways include:	Minor Gateways include:
• Burnside and Eastman, and • Division and Eastman.	• Wallula and Burnside, • Civic and Burnside, • Civic and Division, and • Wallula and Division.

Design Guidelines

See Table 4.1250.B.7

All Development

G1. Locate a prominent entry in close proximity to a gateway corner.

G2. Gateways shall visually frame or directly link to nearby areas of interest.

G3. Gateways shall take advantage of opportunities to showcase sustainable features such as green walls, use of salvaged or recycled materials, and unique stormwater treatments.

Design Standards:

See Table 4.1250.B.7

All Development

S1. Locate the building's primary entry within 10 ft. of the corner of the building at a major or minor gateway.

S2. Gateways shall frame or directly connect to other areas of interest, including, but not limited to, trails, open spaces, parks, view points, etc.

S3. Gateways shall provide one visible element with sustainability attributes such as rain gardens, green walls, commercial grade solar powered lights or equipment, pervious paving, or other elements as determined by the Manager or Design Commission.

Fig. B.7.S4.a: Gateway corner with curved building profile and expressive canopies.

Fig. B.7.S4.b: Gateway with enhanced building transparency and higher bays at corner.

7. Gateways, Continued

Design Guidelines

All Development, Continued

G4. Development at all gateways shall:

- **a.** Create a strong architectural statement at gateway locations to help create a strong identity; and
- **b.** Use highly crafted materials for lighting, paving, bollards, and other streetscape elements or civic art pieces to accentuate the appearance of public spaces, entrances, and building form at all gateways; and
- **c.** Major gateways shall include enhanced treatments and greater prominence than minor gateways.

G5. Development at major gateways shall provide significant public space with high quality pedestrian amenities.

- **a.** Gateway public spaces shall include pedestrian amenities as required per 4.1250(A)(5)(S3) for public open spaces.

Fig. B.7.S4.c: Gateway corner with tower element.

Design Standards

All Development, Continued

S4. Developments at minor gateways shall incorporate at least three features at the gateway corner from the following list:

Development at major gateways shall incorporate a minimum of four features at the gateway corner from the following list:

- **a.** Major entrance: double doors, large overhang, recessed entry
- **b.** Tower forms: minimum of one-third additional height to ground-level floor
- **c.** Oversized windows: at least one-third larger pane than the rest of the ground level-facade windows
- **d.** Expressive canopies: colors, materials, and/or patterns distinctive from the rest of the building
- **e.** Higher bays: minimum 18 ft.
- **f.** Plaza: minimum 300 sq. ft.
- **g.** High quality pedestrian amenities including, at a minimum, seating, landscaped area(s) with trees, pedestrian scaled lighting fixtures, and either decorative paving or a public art feature
- **h.** One of the features from Diagram 4.1250.B.7.S4 Gateway Building Corner Profiles or an alternative approved by the Manager or Design Commission

S5. Major Gateways. Developments at major gateway locations shall provide a minimum 200 sq. ft. public space at the corner.

- **a.** Gateway public spaces shall include pedestrian amenities as required per 4.1250(A)(5)(S3) for public open spaces.
- **b.** Gateway public spaces may be used to meet the public open space requirement of 4.1250(A)(5)(S4) if the applicable public open space standards for the space are met.

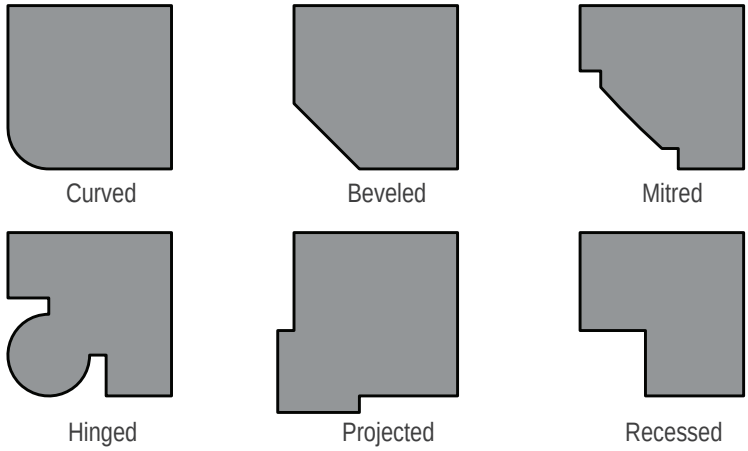

Diagram 4.1250.B.7.S4: Gateway Building Corner Profiles

8. Materials

Intent: To promote the use of high quality, durable, and attractive materials that exhibit a sense of permanence and contribute to the aesthetic quality of the development and to the urban design fabric of the community.

Key Civic Neighborhood Design Principles:

A. Reflect Neighborhood Identity
G. Utilize Sustainable Development Practices
H. Promote High Quality Design

Existing Development: If renovations include facade modifications, modified sections shall comply with this section. If application of the standards would create an incongruous appearance of existing and new materials, the Manager or Design Commission may waive this requirement as long as materials identified as prohibited in Table 4.1250.B.8 are not used.

Fig. B.8: Buildings shall use high quality, durable materials.

Design Guidelines:

See Table 4.1250.B.8

All Development

G1. Materials:

a. The predominant building material(s) shall be high quality, durable, and attractive.

b. The predominant building material(s) may be complimented with other secondary materials which may not be appropriate on large areas of the facade.

c. 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.

G2. The 4.1250(B)(8)(S2) standard shall be met.

Design Standards

See Table 4.1250.B.8

All Development

S1. Materials:

a. Buildings shall utilize primary materials for no less than 65 percent of each building facade areas.

b. Secondary materials are prohibited as primary cladding on building facades and shall not be allowed on more than 35 percent of each building facade area.

c. Accent materials are permitted on no greater than 5 percent of each facade as trims or accents (e.g. flashing, projecting features, ornamentation, etc.).

S2. Materials identified as prohibited in Table 4.1250.B.8 shall not be used.

8. Materials, Continued

Fig. B.8.S1.a: Finished wood, glass, and fiber reinforced cement siding panels are used as primary materials on this multifamily building.

Fig. B.8.S1.b: Brick and glass are used as primary materials.

Table 4.1250.B.8: Primary, Secondary, Accent and Prohibited Materials

P: Primary Material
S: Secondary Material
A: Accent Material
N: Prohibited Material or Prohibited Fencing Type

Material	Commercial, Industrial, Institutional, or Mixed-Use	Multifamily and Single Family Attached
Brick (full dimensional)	*P*	*P*
Stone/masonry[1]	*P*	*P*
Stucco[2]	*P*	*P*
Glass (transparent, spandrel)	*P*	*P*
Finished wood, wood veneers, and wood siding	*P*	*P*
Factory or naturally finished flat, profiled, fluted, or ribbed metal[3] panels	*P*	*P*
Fiber reinforced cement siding and panels	*S*	*P*
Concrete blocks with integral color (ground, polished, or glazed finishes)	*S*	*S*
Concrete (poured in place or precast)	*S*	*S*
Ceramic tile	*S*	*S*
Standing seam metal[3]	*S*	*S*
Other material as approved by the Manager or Design Commission	*P/S*	*P/S*
Glass block	*A*	*P*
Concrete blocks with integral color (split face finish)	*A*	*A*
Corrugated metal	*A*	*A*
Vegetated wall panels or trellises	*A*	*A*
Vinyl siding	*N*	*N*
T-111 Plywood	*N*	*N*
Exterior Insulation Finishing System (EIFS)	*N*	*N*
Plastic or vinyl fencing	*N*	*N*
Chain link fencing	*N*	*N*

Table 4.1250.B.8 Notes:

[1] Stone shall be natural, not manufactured or panelized, and shall have sufficient depth to clearly project beyond adjacent wall planes, such as with the use of full bed depth stone.

[2] See Section 3.0103 definition for more information on Stucco application requirements.

[3] Metals shall be of a size, thickness and detailing that will remain free of visual defects and visual distortion such as oil canning, ski sloping, and shadowing.

8. Materials, Continued

Design Guidelines

All Development, Continued

G3. The 4.1250(B)(8)(S3) standard shall be met.

G4. Sustainable building materials, such as those which reduce the impacts resulting from the extraction of new materials, shall be used for a portion of the project.

Fig. B.8.S3.a: Fencing materials shall be durable, maintainable, and attractive.

Fig. B.8.S3.b: Fencing materials shall be durable, maintainable, and attractive.

Design Standards

All Development, Continued

S3. Fencing materials shall be durable, maintainable and attractive. Fencing materials identified as prohibited in Table 4.1250.B.8 shall not be used.

S4. The Development Permit Applicant or Appointed Representative shall provide documentation specifying one of the following:

- **a.** A minimum of 20 percent of building materials contain, in aggregate, a minimum weighted average of 20 percent post consumer recycled content materials such as aluminum, glass, or recycled paper;
- **b.** A minimum of 20 percent of building materials are manufactured regionally within a radius of 500 miles of the site;
- **c.** A minimum of 5 percent of the building materials consist of rapidly renewable materials which include materials that can be planted and harvested within 10 years; or
- **d.** A minimum of 20 percent of wood based materials are certified in accordance with the Forest Stewardship Council (FSC) and have been used in construction.

Fig. B.8.S1.c: Finished wood, finished metal, and glass are used as primary materials.