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SECTION 4.1200 CIVIC NEIGHBORHOOD PLAN DISTRICT

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GENERAL

4.1201 PURPOSE

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. Civic Neighborhood Plan District Section helps 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 precedence.

4.1202 APPLICABILITY

A. New development, additions, and remodels within the Civic Neighborhood sub-districts are subject to design review as identified in **Section 7.0000** for determination of consistency with the guidelines and/or standards contained in this Code. Permitted land uses in the Civic Neighborhood Plan District are provided in **Table 4.1220.A to F**. Development standards are provided in **Section 4.1230-4.1238**. Guidelines and Standards for developments subject to design review are provided in **Section 4.1250**.

B. **Section 4.1252** shall apply to:

- Commercial and Industrial uses;
- Multifamily/Shared Housing Facility uses;
- Mixed-use development;
- Townhouses; and
- The following Institutional uses: Civic Uses, Community Services, Medical, Religious Institutions, and Schools.

C. **Exceptions. Section 4.1252** does not apply to:

- Park-and-ride facilities;
- Cemeteries and mausoleums;
- Equipment storage facilities for transit;
- Parks, open space, and trails;
- Public facilities (as described in Appendix 5: Public Facilities);
- Conversion of a hotel or motel to an emergency shelter or to affordable housing under **Section 10.0420**;
- Basic utilities;
- Helicopter landing facilities;

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- Wireless communications facilities;
- Temporary uses; and
- Similar uses/structures as determined by the Manager

D. 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. It includes the following sections:

1. **Civic Neighborhood Sub-Districts and Development Standards. Sections 4.1210** 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 exterior 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.
2. **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.
3. **Images.** Most images, including photographs and illustrations, are not part of the Development Code and do not act as guidelines or standards. These images are provided to assist readers in envisioning the intent and potential outcomes of the guidelines and standards. Images that are not part of the Development Code are labeled as figures. Images that are part of the Development Code will be labeled with Development Code section numbers.
4. **Code Compliance.** Compliance with other Code sections includes but is not limited to the sections below. For exemptions and conflicts, see **subsections (5)** and **(6)**.
   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 4.1252.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.
5. **Exemptions.** Civic Neighborhood developments are exempt from the following standards unless otherwise specified within **Section 4.1200**:
   a. **Section 7.0100** Corridor Design District Guidelines and Standards;
   b. **Section 7.0430** Townhouse Design Standards;
   c. **Section 7.0310** Commercial (except those in a Design District), Institutional, and Mixed-Use Developments (Non-Residential Component);

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d. **Section 7.0320** Industrial Developments;

e. **Section 7.0210** Transit and Pedestrian Design Criteria and Standards;

f. **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

6. **Conflicts**. In the case of a conflict between **Section 4.1200** and other applicable Code sections, the standards in **Section 4.1200** shall supersede.

CIVIC NEIGHBORHOOD SUB-DISTRICT CHARACTERISTICS

4.1210 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.

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MAP 4.1210: CIVIC NEIGHBORHOOD SUB-DISTRICTS

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4.1211 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 multifamily apartments. Commercial uses are allowed to locate on sites fronting an Arterial Street.

4.1212 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.

4.1213 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.

4.1214 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.

PERMITTED USES

4.1220 PERMITTED LAND USES

Table 4.1220 lists the types of land uses that are permitted in the Civic Neighborhood Plan District.

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. Special Uses (“SUR”) requiring additional review due to their unique characteristics or potential impacts are permitted as indicated in Table 4.1220.A and as provided in Section 8.0100 Special Use Review.

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TABLE 4.1220.A: PERMITTED RESIDENTIAL USES IN THE CIVIC NEIGHBORHOOD PLAN DISTRICT

Residential Uses[1]	CNTH	CNTM	CNRM
Single Detached Dwelling	NP	NP	NP
Duplex	NP	NP	NP
Triplex	NP	NP	NP
Quadplex	NP	NP	NP
Townhouse	P	P	P
Cottage Cluster	NP	NP	NP
Multifamily/Shared Housing Facility	P[2]	P[2]	P[2]
Elderly Housing	SUR	SUR	SUR
Manufactured Dwelling Park	NP	NP	NP
Residential Facility	P	P	P
Residential Home	NP	NP	NP
Affordable Housing	P[3]	P[3]	P[3]

Table 4.1220.A Notes

1. Temporary health hardship dwellings may be permitted in conjunction with a pre-existing single detached dwelling.
2. Conversion of a hotel or motel to an emergency shelter or to affordable housing is permitted. See **Section 10.0420.**
3. Affordable housing development is permitted. Special criteria and standards may apply, pursuant to **Section 10.1700.**

TABLE 4.1220.B: PERMITTED COMMERCIAL USES IN THE CIVIC NEIGHBORHOOD PLAN DISTRICT

Commercial Uses	CNTH	CNTM	CNRM
Auto-Dependent Use	NP	NP	NP
Business and Retail Service and Trade[1]	P	P	L[2]
Clinics	P	P	L[2]
Commercial Parking	SUR	SUR	SUR/L[2]
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 4.1220.B Notes

1. Also see **Section 4.1232** Limitations on Outdoor Commercial Activity
2. Limited to sites fronting NW Burnside Road and NW Division Street.

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TABLE 4.1220.C: PERMITTED INDUSTRIAL USES IN THE CIVIC NEIGHBORHOOD PLAN DISTRICT

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[1]	L/SUR[1]	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 4.1220.C Notes

1. 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.

TABLE 4.1220.D: PERMITTED INSTITUTIONAL USES IN THE CIVIC NEIGHBORHOOD PLAN DISTRICT

Institutional Uses	CNTH	CNTM	CNRM
Civic Uses	SUR	SUR	SUR
Community Services	SUR	SUR	SUR
Medical	SUR	SUR	L[1]
Parks, Open Spaces and Trails	L/SUR[2]	L/SUR[2]	L/SUR[2]
Religious Institutions	P	P	P
Schools	P/SUR[3]	P/SUR[3]	P/SUR[3]

Table 4.1220.D Notes

1. Limited to sites fronting NW Burnside Road and NW Division Street.
2. Golf courses are not permitted in the Civic Neighborhood Plan District.
3. 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.

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TABLE 4.1220.E: PERMITTED RENEWABLE ENERGY USES IN THE CIVIC NEIGHBORHOOD PLAN DISTRICT

Renewable Energy Uses[1]	CNTH	CNTM	CNRM
Solar Energy Systems	L/SUR[2]	L/SUR[2]	L/SUR[2]
Wind Energy Systems	L/SUR[3]	L/SUR[3]	L/SUR[3]
Biomass Energy Systems	L[4]	L[4]	L[4]
Geothermal Energy Systems	L/SUR[5]	L/SUR[5]	L/SUR[5]
Micro-Hydro Energy Systems	L[6]	L[6]	L[6]

Table 4.1220.E Notes

1. See **Section 10.0900** for additional standards that apply.
2. For limitations, see **Section 4.1234** Solar Energy System Standards for Civic Neighborhood Districts.
3. For limitations, see **Section 4.1235** Wind Energy System Standards for Civic Neighborhood Districts.
4. For limitations, see **Section 4.1236** Biomass Energy System Standards for Civic Neighborhood Districts.
5. For limitations, see **Section 4.1237** Geothermal Energy System Standards for Civic Neighborhood Districts.
6. For limitations, see **Section 4.1238** Micro-Hydro Energy System Standards for Civic Neighborhood Districts.

TABLE 4.1220.F: PERMITTED OTHER USES IN THE CIVIC NEIGHBORHOOD PLAN DISTRICT

Other Uses	CNTH	CNTM	CNRM
Basic Utilities			
Minor basic utilities	P	P	P
Major basic utilities[1]	SUR	SUR	L/SUR
Helicopter Landing Facilities	SUR	SUR	SUR
Wireless Communications Facilities	SUR	SUR	SUR
Temporary, Intermittent & Interim Uses	P	P	P
Marijuana Businesses	L[2]	L[2]	NP

Table 4.1220.F Notes

1. Electrical generating facilities and sewage treatment plants are not permitted in the Civic Neighborhood Plan District.
2. For limitations, see Gresham Revised Code (GRC) 9.63.090.

STANDARDS

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.

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TABLE 4.1230.A: CIVIC NEIGHBORHOOD SUB-DISTRICT STANDARDS

		CNTH	CNTM	CNRM
Maximum Building Height[1]		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[2]	Minimum	0.9	0.5	0.3
	Maximum	none	none	0.9
Residential Net Density (units per acre)	Minimum[3]	30	24	17
	Maximum	none	none	30[4]
Screening & Buffering Required (**Section 9.0100**)		New development in the Civic Neighborhood Plan Districts 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**)		Applicable per Section 9.0200		
Height Transition (**Section 9.0600**)		Yes	Yes	Yes

Table 4.1230.A Notes:

1. A height bonus applies to affordable housing development. See **Section 10.1700.**
2. 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. Helicopter Landing Facilities;
   f. Portable Classrooms; and
   g. Museums.
3. Minimum residential density does not apply to affordable housing development. See **Section 10.1700.**
4. A density bonus applies to affordable housing development. See **Section 10.1700.**

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TABLE 4.1230.B CIVIC NEIGHBORHOOD SETBACKS STANDARDS

Setbacks are based on the site's primary frontage. **See Section 4.1240** Civic Neighborhood Street Types and **Map 4.1242**: Civic Neighborhood Streets and Future Streets to identify the primary street type. Also See **Section 4.1252.A.2** for frontage standards.

Street types	Urban Boulevard (Arterials)	Civic Drive	Wallula Avenue	Civic Neighborhood Connector[1]	Civic Neighborhood Local
Townhouse					
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 feet Width at building line, corner lot: 25 feet				
Minimum Lot Size	none				
Multifamily[6]					
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[6]					
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 feet and a maximum 20 feet.
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. Helicopter landing facilities;
   f. Portable Classrooms; and

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g. Museums.

6. For mixed use buildings, the residential setbacks apply to the residential portion(s) of the building and the non-residential setbacks apply to the non-residential portion(s) of the building.

4.1231 FLOOR AREA RATIO

A. For purposes of minimum floor area ratio (FAR) 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 4.1252.B.7**. For example, a beveled corner will have a slightly smaller footprint than a 90-degree corner because of the bevel.

3. Areas between 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 percent of the ground-floor area of buildings on the site with which the activity is associated or 1,000 square feet, 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.

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a. For roofs that are flat or the horizontal portion of mansard roofs, the solar energy systems on frames shall not exceed 10 feet 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 feet 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 feet 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 feet as measured from the grade at the base of the equipment to the top of the system. The height limit of 45 feet can be exceeded up to 110 feet 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.

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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.

CIVIC NEIGHBORHOOD STREET TYPES

4.1240 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 **4.1242** 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 4.1242.A-E** and following the **Section 4.1252** 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 4.1242** 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.

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4.1241 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.

For each street type in **Section 4.1242**, the standards provide a list of possible features to include within the amenity zone. The applicant may select which features from each list to include, unless such features are precluded or superseded by the Public Works Standards.

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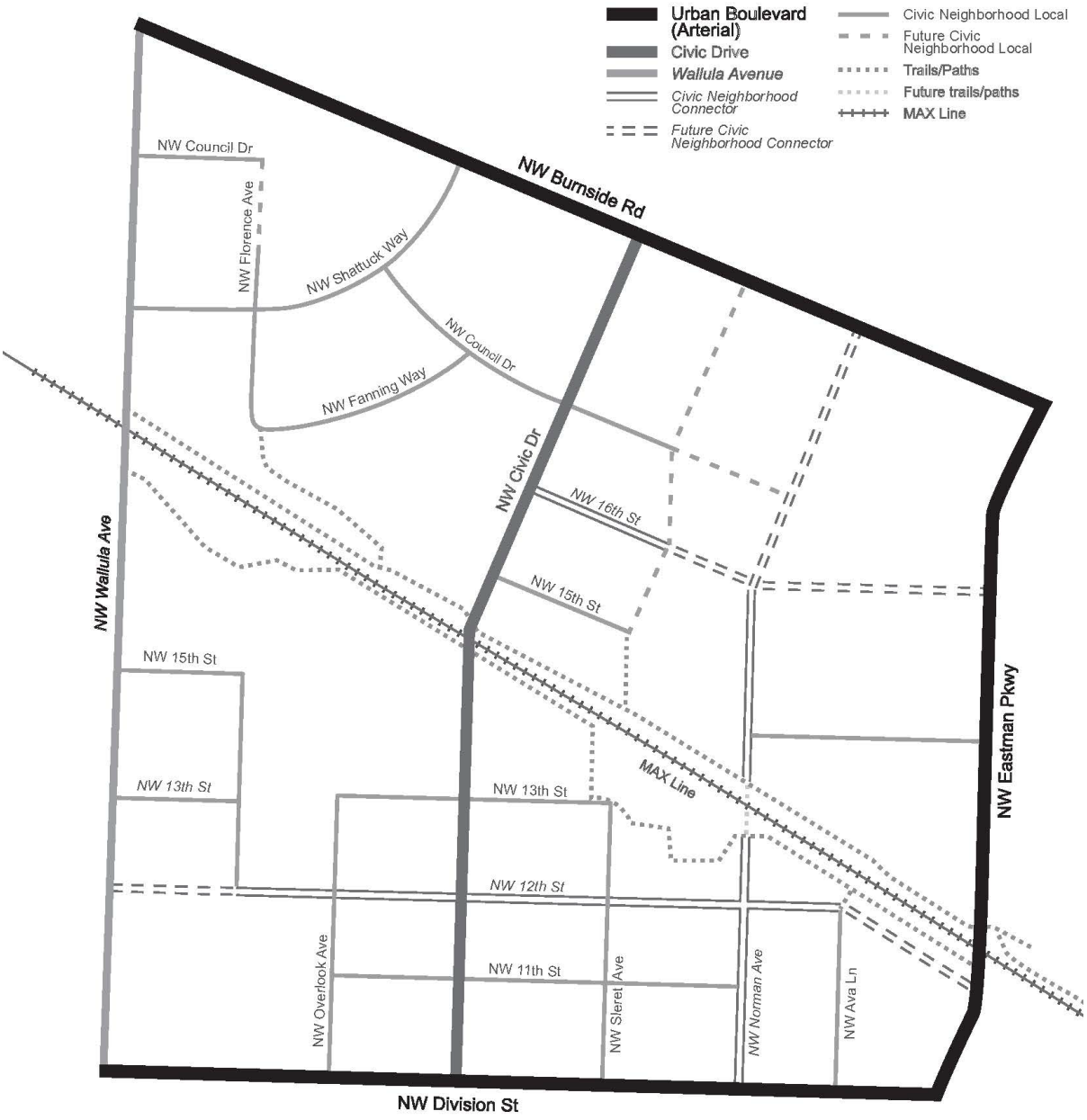
4.1242 CIVIC NEIGHBORHOOD STREET TYPE STANDARDS

MAP 4.1242: CIVIC NEIGHBORHOOD STREETS AND FUTURE STREETS



Map 4.1242 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 frontage, setback, and street type of the Urban Boulevard or Civic Neighborhood Local, whichever is more similar.

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4.1242 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 feet in width provided in a sidewalk of 6 feet in width. Appurtenances may protrude 1 foot into the 6-foot sidewalk width at the discretion of the Manager or Design Commission. The 5-foot clear accessible walking route shall be contiguous across adjacent lots.
4. There shall be an 8-foot 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 Urban Boulevard 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.

Exhibit B

4.1242 CIVIC NEIGHBORHOOD STREET TYPE STANDARDS, CONTINUED

A. URBAN BOULEVARD (ARTERIAL), CONTINUED

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

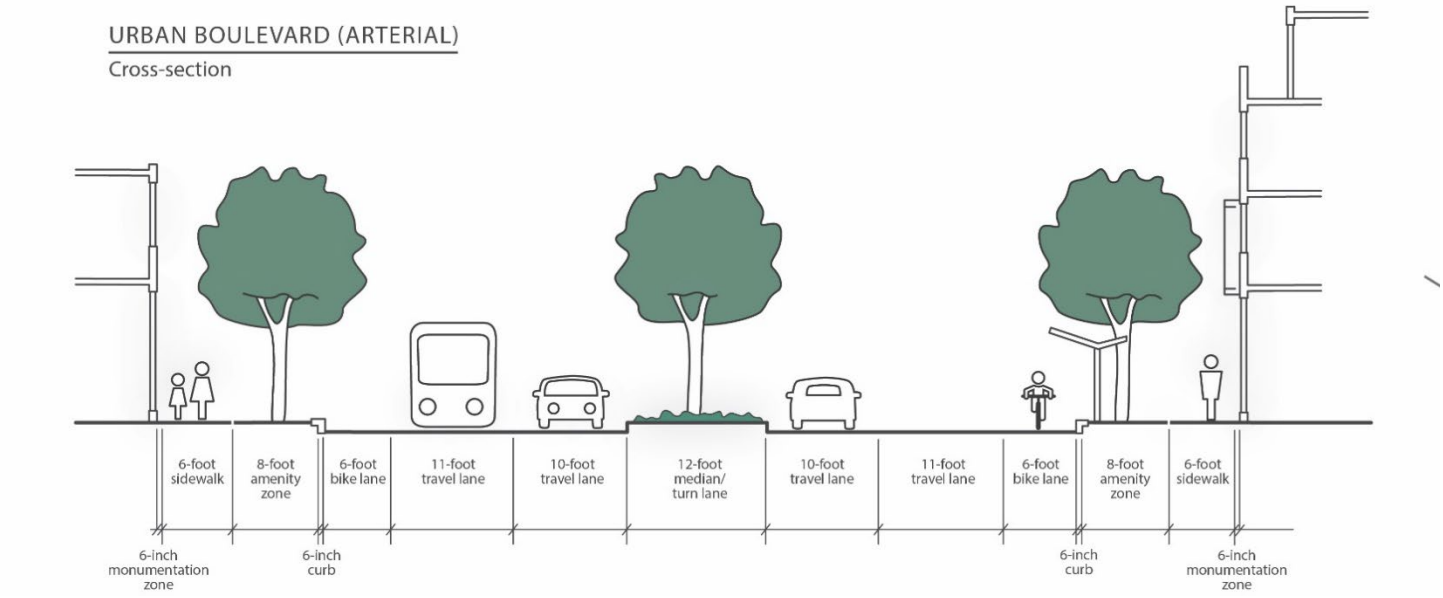
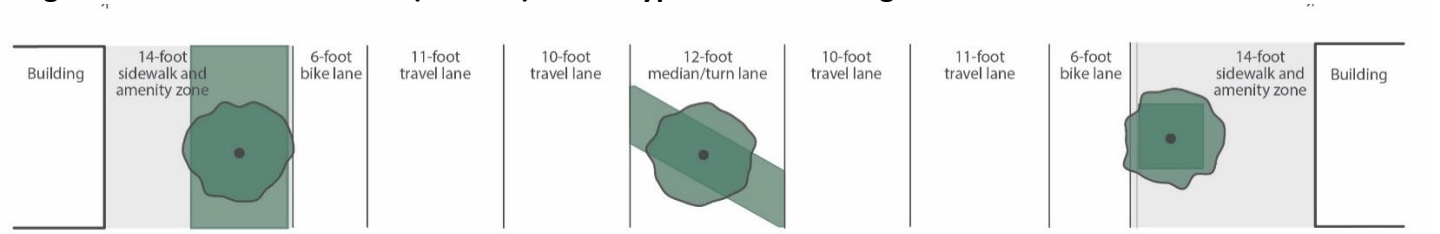


Diagram A.2: Urban Boulevard (Arterial) Street Type Plan View Diagram



Not to scale

Exhibit B

4.1242 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 feet in width provided in a sidewalk of 10 feet in width. Appurtenances may protrude 1 foot into the sidewalk width at the discretion of the Manager or Design Commission.
4. There shall be a 4-foot 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.

Exhibit B

4.1242 CIVIC NEIGHBORHOOD STREET TYPE STANDARDS, CONTINUED

B. CIVIC DRIVE, CONTINUED

Diagram B.1: Civic Drive Street Type Cross Section Diagram

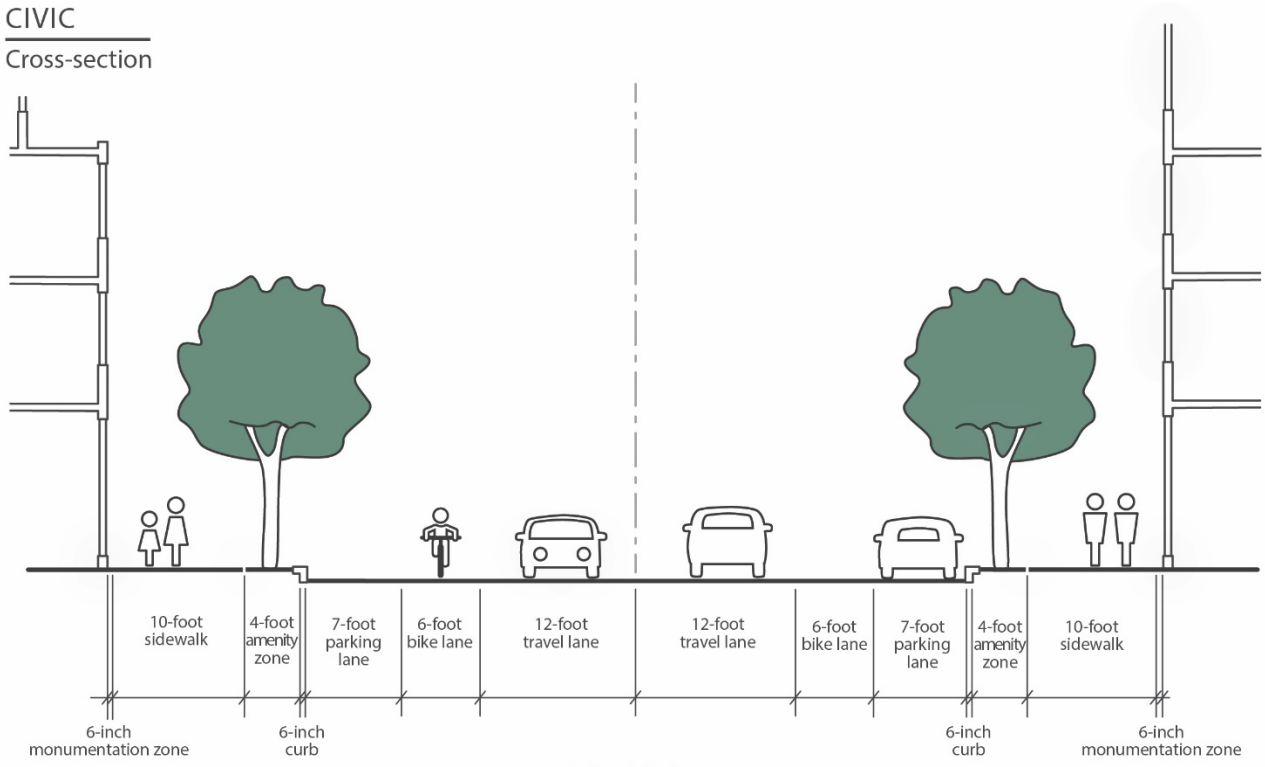
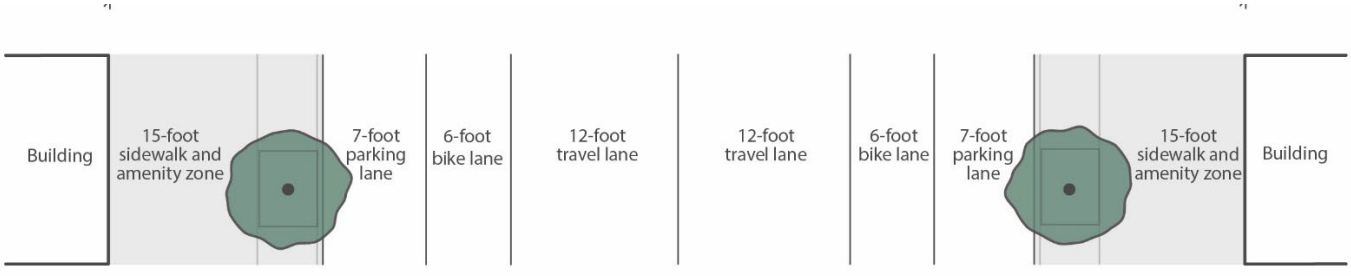


Diagram B.2: Civic Drive Street Type Plan View Diagram



Not to scale

Exhibit B

4.1242 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 feet in width provided. The 5-foot clear sidewalk shall be contiguous across adjacent lots.
4. There shall be a 6-foot 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-foot 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.

Exhibit B

4.1242 CIVIC NEIGHBORHOOD STREET TYPE STANDARDS, CONTINUED

C. WALLULA AVENUE, CONTINUED

Diagram C.1: Wallula Avenue Street Type Cross Section Diagram

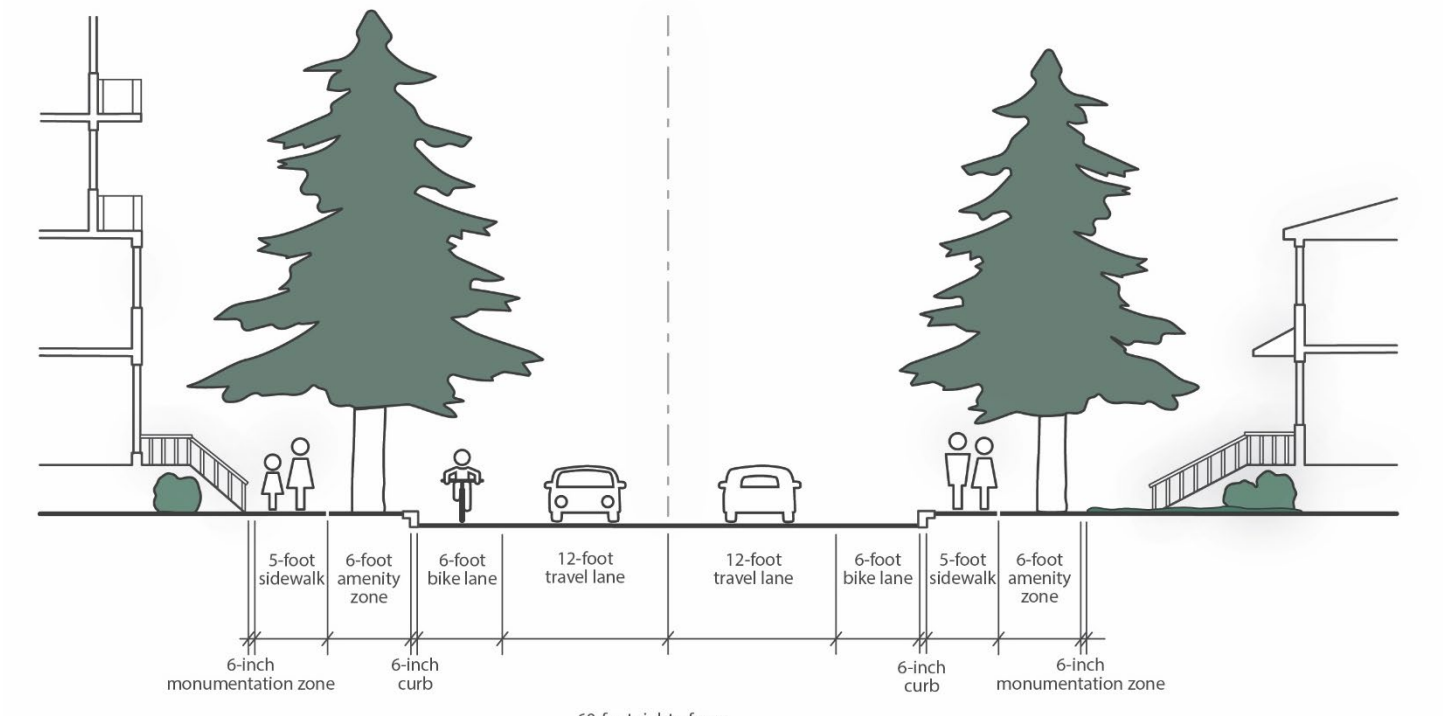


Diagram C.2: Wallula Avenue Street Type Plan View Diagram

Not to scale

Exhibit B

4.1242 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 feet in width provided in a sidewalk of either 6 feet or 7 feet in width. Appurtenances may protrude 1 foot into the sidewalk width at the discretion of the Manager or Design Commission. The 5-foot clear accessible walking route shall be contiguous across adjacent lots.
4. Where a 6-foot wide sidewalk is provided, there shall be a 5-foot wide amenity zone. Where a 7-foot wide sidewalk is provided, there shall be a 4-foot 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.

Exhibit B

4.1242 CIVIC NEIGHBORHOOD STREET TYPE STANDARDS, CONTINUED

D. CIVIC NEIGHBORHOOD CONNECTOR, CONTINUED

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

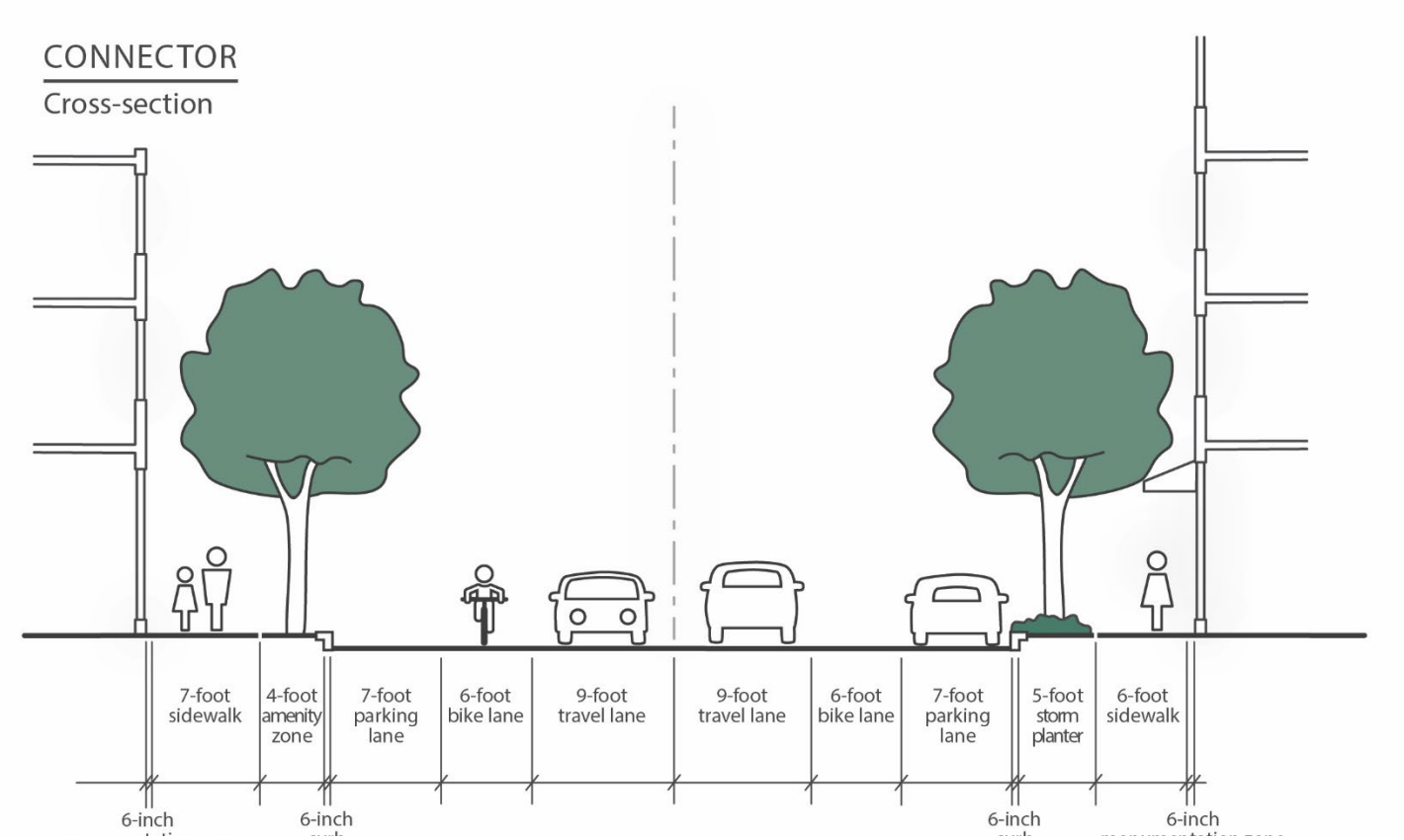


Diagram D.2: Civic Neighborhood Connector Street Type Plan View Diagram

Not to scale

Exhibit B

4.1242 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 feet in width provided in a sidewalk of either 5 feet or 6 feet in width. Appurtenances may protrude 1 feet into the sidewalk width at the discretion of the Manager or Design Commission. The 5-foot clear accessible walking route shall be contiguous across adjacent lots.
4. Where a 5-foot wide sidewalk is provided' there shall be a 5-foot wide amenity zone. Where a 6-foot wide sidewalk is provided' there shall be a 4-foot 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.

Exhibit B

4.1242 CIVIC NEIGHBORHOOD STREET TYPE STANDARDS, CONTINUED

E. CIVIC NEIGHBORHOOD LOCAL, CONTINUED

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

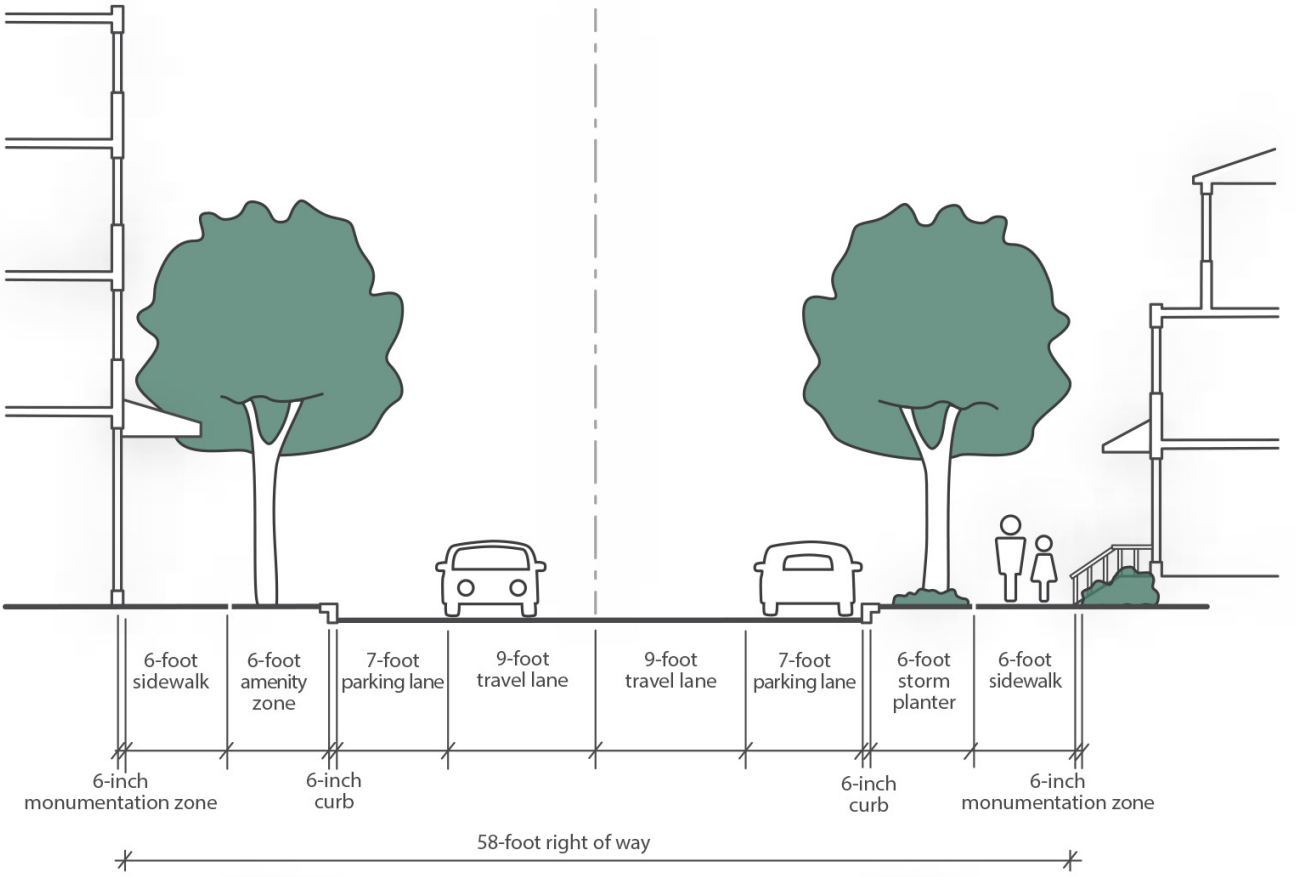


Diagram E.2: Civic Neighborhood Local Street Type Plan View Diagram

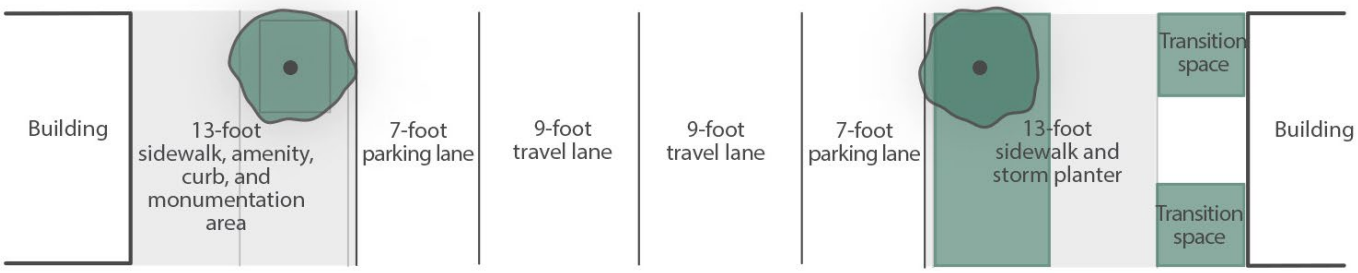


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Exhibit B

DESIGN REVIEW

4.1250 DESIGN REVIEW PROCESS

A. Design Review: 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 Civic Plan District contains Design Guidelines and Standards that provide a framework within which to review projects in Civic, aiding architects, designers, developers and the community in understanding the City's urban design expectations. City staff and the City's Design Commission are responsible for reviewing the design of new and significantly modified buildings Downtown, evaluating their contribution to the public's enjoyment of the building and the immediate vicinity.

This document guides the Design Review for any new Civic project or projects that exceed the limits described in **Article 7** Design Review. The Design Guidelines and Standards provide the measures that the Design Commission and staff use to determine a proposal's success. 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 control.

New development and additions and remodels within the Downtown 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.

B. Design Review Process: 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 (see Article 11).

1. Two Tracks: The City has 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 **Section 4.1252** (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. The standards offer choices and allow for projects that are interesting and of superior design as individual buildings while also contributing to a cohesive neighborhood. A decision on approval will come from the Manager. Deviation from any of the standards will require the applicant to follow the Discretionary Track.

Exhibit B

b. Discretionary Track: The Discretionary Track is intended for applicants that would prefer to propose a quality project that might not comply with some or all of the standards in **Section 4.1252**. 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 or Manager may waive a guideline or guidelines to achieve the flexibility necessary to support a particularly creative proposal. Approval requires the applicant to demonstrate 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.

C. How to Use the Code: This document guides the Design Review of projects within the Civic Neighborhood as described in **Article 7** Design Review. It has four sections:

1. **Civic Neighborhood Design Principles:** The **Section 4.1251** 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 Design Guidelines and Standards:** The **Section 4.1252** Design 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 that are based on Design Principles. Design Standards provide a clear and objective way of evaluating the acceptability of a project's design.

Exhibit B

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.

4.1251 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.

Exhibit B

4.1252 CIVIC NEIGHBORHOOD DESIGN GUIDELINES AND STANDARDS

Headings in this section apply as follows (except as exempted in **Section 4.1202**):

- **All Development:** All developments, except Townhouses, 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:** Multifamily, residential components of mixed-use buildings, Shared Housing Facilities, Elderly Housing, Residential Facilities, and Townhouse Style Multifamily, unless otherwise specified.
- **Townhouse:** Townhouse and, where noted, Townhouse Style Multifamily.
- **Existing Development:** Guidelines and standards in **Section 4.1252** 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 4.1252.A** and **B**, site and building modifications needed to comply with **Section 8.0200** shall comply with applicable guidelines and standards.

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 multifamily and townhouse 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 Multifamily Residential and Townhouse headings.

If any conflicts exist among the standards for development in the CNRM zone district, the guidelines and standards under the Multifamily Residential and Townhouse headings will supersede the guidelines and standards under the Commercial, Industrial, and Institutional heading.

A.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.

Applicable 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

DESIGN GUIDELINES

All Development

G1. Future Street Plan. The **4.1252.A.1.S1** standard shall be met. The Standard and Guideline shall not be waived.

DESIGN STANDARDS

All Development

S1. Future Street Plan. 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 are required if the project meets the applicability requirements in **Section 9.0702** and shall be prepared and approved in accordance with **Section 9.0700**.

A.1. Integrated Site Design, Continued

DESIGN GUIDELINES

All Development, Continued

G2. Streets. The **4.1252.A.1.S2** standard shall be met. The use of a Primary Internal Drive meeting the standards of **Section 41252.A.1.S4.** or a Public Connector Path meeting the standards of **Section 41252.A.1.S3**, may be used to meet cross circulation standards.

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 intent of the Future Street Plan, as applicable; 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.

DESIGN STANDARDS

All Development, Continued

S2. Streets. Streets shall be dedicated within the site and connected to adjacent streets with a maximum block length of 300 feet by 300 feet from curb to curb.

A.1. Integrated Site Design, Continued

DESIGN GUIDELINES

All Development, Continued

G3. Pedestrian Connections. 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 promoting a safe and inviting environment.

G4. Primary Internal Drives. Primary 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 **4.1252.A.1.S4.a** standard shall be met.
- **b.** Internal drives shall be designed to look and function like streets with planting strips, street trees, sidewalks, and parallel parking where appropriate per the Manager or Design Commission.

Continued on following page.

DESIGN STANDARDS

All Development, Continued

S3. Pedestrian Connections. If the length of frontage between a street or primary internal drive is greater than 300 feet a mid-block Public Connector Path, permitted pursuant to **Section 4.1252.A.1.G2**, shall connect to surrounding public spaces such as streets, primary internal drives, public open spaces, pedestrians pathways, trails, and nearby transit facilities.

Public Connector Paths shall:

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

S4. Primary Internal Drives. When sites utilize primary internal drives, pursuant to **4.1252.A.1.G2**, the following standards shall apply:

- **a.** Primary internal drives shall be consistent with the section shown in **Figures A.1.S5.a** and **b**.
- **b.** Primary internal drives shall consist of a minimum 18-foot, two-way drive lane, on both sides of which shall include a clear accessible walking route of a minimum 5 feet width provided in a sidewalk with a minimum width of either 5 feet or 6 feet.
- **c.** Where a 5-foot sidewalk is provided, there shall be a 5-foot wide amenity zone, where a 6-foot sidewalk is provided, there shall be a 4-foot wide amenity zone.
- **d.** If required to meet fire access standards, drive aisles shall be a minimum width of 26 feet to accommodate emergency vehicles, unless otherwise required by the Fire code.

Continued on following page.

A.1. Integrated Site Design, Continued

DESIGN GUIDELINES

All Development, Continued

G4. *Continued*

- **c.** Internal drives shall provide adequate space for the pedestrian circulation system.
- **d.** Internal drives shall allow for site and building access for emergency vehicles, when required by the Manager.
- **e.** Layout and design of drives shall relate to surrounding circulation patterns.
- **f.** Trees shall be planted along internal drives in a pattern consistent with those on streets.
- **g.** Internal drives shall be designed for safety, providing a convenient and accessible pedestrian circulation system.
- **h.** 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
- **i.** Visually distinct crosswalks shall be provided to enhance the appearance of the development.

DESIGN STANDARDS

All Development, Continued

S4. *Continued*

- **e.** When a primary internal drive abuts a side or rear property line, and does not abut a public right of way, the requirement for a sidewalk on the primary internal drive may be eliminated.
- **f.** Shade (canopy) trees shall be planted on primary internal drives in the amenity zone at an average tree spacing of 30 feet. The amenity zone shall allow stormwater infiltration at a minimum of 6 feet from the base of a tree, extending outward, through techniques such as permeable paving, tree grates, or landscaped areas. Structural soil, Silva Cells or root channels shall be provided in the infiltration area of the amenity zone when paved. All trees planted on the primary internal drives shall be selected from the City of Gresham Approved Street Trees list.
- **g.** Pedestrian scaled lighting fixtures no taller than 18 feet shall be provided. Illumination levels shall be as specified in **Section 4.1252.A.7**.
- **h.** When primary internal drives include parking, bump outs that extend the depth of the parking stall shall be provided to lessen crossing distances where internal walkways or connector paths cross primary internal drives. Landscaped areas that do not interfere with Clear Vision requirements and stormwater infiltration areas shall be included in areas of the bump outs not required for pedestrian use.
- **i.** Crosswalks shall be provided on primary internal drives where internal walkways cross drive aisles. Crosswalks shall provide visual contrast with abutting paving material through scored concrete, integral colored and stamped concrete, brick, stone, or concrete pavers. Striping shall not be permitted as the only method of creating visual contrast.

A.1. Integrated Site Design, Continued

DESIGN GUIDELINES

Commercial, Industrial, and Institutional

G5. Connections. Development sites shall be integrated into the surrounding neighborhoods and provide appropriate transportation connections to these areas. Connections shall be provided to adjacent properties to enhance pedestrian accessibility and limit unnecessary auto traffic on streets.

Multi-family and Townhouse Style

G6. Private Accessway. The **4.1252.A.1.S6** standard is required at the discretion of the Fire Chief or Fire Marshal.

DESIGN STANDARDS

Commercial, Industrial, and Institutional

S5. Connections. When streets or primary internal drives are not present to connect to neighboring commercial properties, auto and pedestrian connections shall be provided to existing or future parking areas on adjacent properties as required by **Section 9.0822.A.8**.

Multi-family and Townhouse Style

S6. Private Accessway. When private accessways are provided, pursuant to **A5.501.G4**, they shall be designed as follows:

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

DESIGN GUIDELINES

Multi-Family and Townhouse

G7. Minimum Density. The **4.1252.A1.S7** standard shall be met.

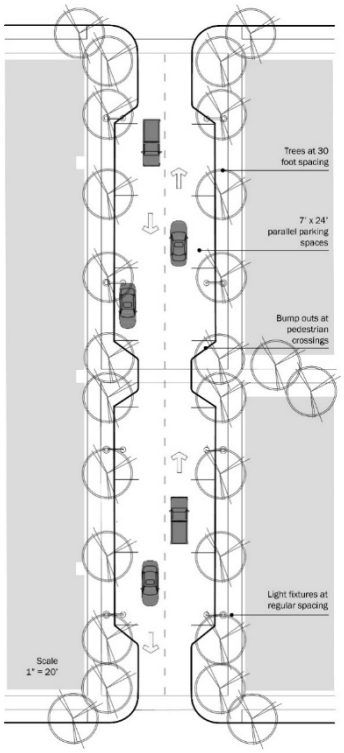

Fig. A.1.S5.a: Plan view diagram of Primary Internal Drive showing optional parallel parking.

DESIGN STANDARDS

Multi-Family and Townhouse

S7. Minimum Density. Where new parcels or blocks are created within a development site as a result of required street dedications, pursuant to standard **4.1252.A.1.S2**, individual parcels or blocks need not meet minimum residential density standards for the district, provided the development as a whole meets the standard.

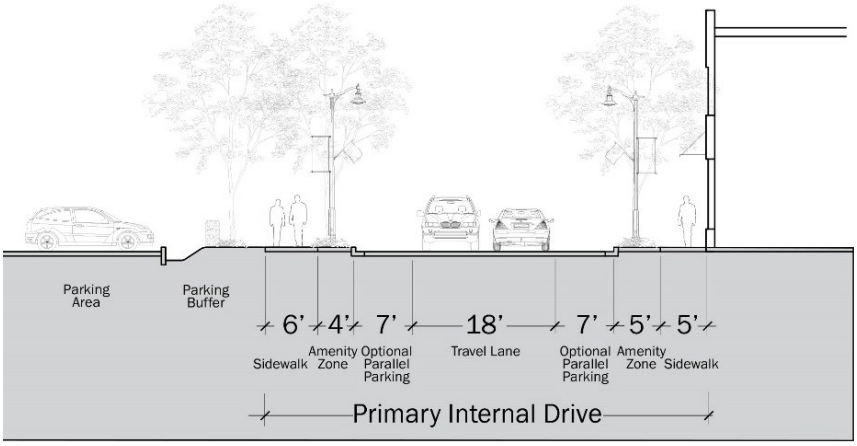

Fig. A.1.S5.b: Section diagram of Primary Internal Drive showing optional parking.

A.2. Building Frontage and Placement

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

Applicable 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

TABLE 4.1252.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. Building Frontage. 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.

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 (the "setback zone"). Space attributed to streets, driveways (excluding driveways for individual garages, such as townhouses), primary internal drives, bicycle and/or pedestrian paths or connector paths, and Clear Vision Areas, required as part of the development and within the setback area, shall be subtracted from the total length of the frontage calculations.

Lots whose frontage on a street includes only auto access, such as a flag pole, are not required to meet the requirements for minimum building frontage.

In each development, frontage on existing or new streets and primary internal drives shall be dependent upon their street

Continued on following page.

A.2. Building Frontage and Placement, Continued

DESIGN GUIDELINES

All Development, Continued

G2. Corner Locations. 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.** Development shall respond to future street plans by orienting buildings to the future streets where appropriate.

DESIGN STANDARDS

All Development, Continued

S1. *Continued*
location and shall be no less than the following values (to identify street types, see **Map 4.1242**: 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

S2. Corner Locations. 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 (the "primary street frontage"). If the streets have equal functional class the applicant may determine the primary street frontage.
- **b.** 100 percent of the street frontage intersections shall be occupied by buildings or pedestrian oriented open spaces for a minimum distance of 60 feet 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 landscaping (per the requirements for Parking Lot Perimeter Screening in Section 9.0823.C.4) along the length of the frontage not occupied by buildings, in a minimum 8-foot wide planter area; or
  - **iii.** Provide pedestrian amenities a minimum of every 30 feet along the frontage not occupied by buildings such as seating, shelters, street furniture, decorative lighting, public art, kiosks, and street vending.
- **d.** A building that will abut a future street right-of-way, as shown on an approved future street plan, and that does not also abut an existing street, shall be oriented to that future right-of-way.

A.2. Building Frontage and Placement, Continued

DESIGN GUIDELINES	DESIGN STANDARDS
All Development, Continued	**All Development, Continued**
G3. Building Frontage and Publicly Accessible Open Space. Public open spaces may contribute to the required site frontage when they maintain an active, pedestrian-oriented street edge and do not unduly interrupt street continuity.	**S3.** Building Frontage and Publicly Accessible Open Space. Publicly accessible open spaces, meeting the requirements of **Section 4.1252.A.5.S2** and **S3** may count towards the building frontage requirement on streets or primary internal drives up to 10 percent of the total requirement when: **a.** The publicly accessible open space shall be accessible from and within 40 feet of the public right-of-way. **b.** The space is between the right of way and the building façade, as long as the ground floor building facade is not more than 40 feet from the right of way. **c.** The space contains design elements that screen any off-street parking that would be visible from streets through the open space. **d.** If a publicly accessible open space is present at an intersection of two streets, its internal site edges shall be lined by buildings for a minimum of 80 percent of the length of the internal site edges.
G4. Building Frontage for 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).	**S4.** Building Frontage for Civic Uses. Civic uses do not have to meet the maximum setback requirements. However, alternative frontage treatments shall meet the following, as determined by the Manager: **a.** Parking shall not be located between the building frontage and the primary street frontage; **b.** The building(s) shall include visually prominent architecture visible from the adjoining street(s); **c.** The site design treatment shall provide public open space of a minimum of 600 square feet in size adjacent to a street or primary internal drive; and **d.** There shall be a direct and accessible pedestrian connection between the building and the street(s).

A.2. Building Frontage and Placement, Continued

DESIGN GUIDELINES	DESIGN STANDARDS
Multi-Family	**Multi-Family**
G5. Building Separation for Multifamily. For sites with more than one multifamily building, adequate separation shall be provided between multifamily dwelling units to allow for pedestrian access, sunlight, air circulation, and semipublic open spaces	**S5.** Building Separation for Multifamily. For sites with more than one multifamily building, when facades with primary entries face one another, a minimum separation of 20 feet shall be required, inclusive of setbacks. The separation area shall include, at a minimum, an accessible walkway 5 to 10 feet wide with a minimum 4-foot-wide landscape planter provided on one or both sides of the walkway. **a.** If any portion of a multifamily building is within 50 feet of an abutting LDR-5, LDR-7, TLDR or TR District, it shall be separated from buildings on those abutting lots that contain a dwelling unit by a minimum of 15 feet.
Townhouse and Townhouse Style	**Townhouse and Townhouse Style**
G6. Townhouse Orientation. Developments shall respond to future street plans by orienting buildings to the future streets where appropriate.	**S6.** Townhouse Orientation. Townhouse units abutting a street shall be oriented to the street. A building that will abut a future street right-of-way, as shown on an approved future street plan, shall be oriented to that future right-of-way.

A.2. Building Frontage and Placement, Continued

DESIGN GUIDELINES	DESIGN STANDARDS
Townhouse and Townhouse Style, Continued	**Townhouse and Townhouse Style, Continued**
G7. Building Separation for Townhouse Style. For sites with more than one townhouse building, adequate separation shall be provided between buildings to allow for pedestrian access, sunlight, air circulation, and semipublic open spaces.	**S7.** Building Separation for Townhouse Style. 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 feet, with a landscaped internal walkway provided in the area between buildings **ii.** Front to side: 15 feet, with a landscaped internal walkway provided in the area between buildings **iii.** Front to rear: 20 feet, with a landscaped internal walkway provided in the area between buildings **iv.** Side to side: 10 feet **v.** Side to rear: 10 feet **vi.** Rear to rear: 20 feet **b.** All buildings: 10 feet **c.** If any portion of a residential building is within 50 feet of an abutting LDR-5, LDR-7, TLDR or TR District, it shall be separated from buildings on those abutting lots that contain a dwelling unit by a minimum of 15 feet. **d.** Where a landscaped internal walkway is required, per the standard, provide an accessible walkway a minimum 5 to 10 feet wide with a minimum 4-foot-wide landscape planter provided on one or both sides of the walkway.

A.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.

Applicable 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

DESIGN GUIDELINES

All Development

G1. Pedestrian Circulation. Sites shall have an integrated pedestrian circulation system that provides reasonably direct connections to important areas of the site and provides dedicated space for efficient pedestrian movement on site. Neighborhood activity centers (as defined in **Article 3**) within 500 feet of sites shall also be considered in the layout of the pedestrian circulation system.

DESIGN STANDARDS

All Development

S1. Pedestrian Circulation.

a. All developments, including townhouse, shall include a continuous on-site pedestrian circulation system ("internal walkways" or "walkways") that provides connections between all abutting streets; primary internal drives; building and dwelling unit entries (except service entries) including those of future buildings; permanent storage areas; transit stops and facilities; auto and bicycle parking areas; open spaces; and other amenities on site.

b. Buildings and sites located within 300 feet of a light rail station shall provide internal walkway connections to the pedestrian circulation system leading to the station. Sites shall also be connected by internal walkways to the pedestrian circulation system (including public sidewalks) connecting to Neighborhood activity centers located within 500 feet of the site.

A.3. Pedestrian Circulation, Continued

DESIGN GUIDELINES	DESIGN STANDARDS
All Development, Continued	**All Development, Continued**
G2. Internal Walkway Construction. **a.** The **4.1252.A.3.S2.a** standard shall be met. **b.** The **4.1252.A.3.S2.b** standard shall be met **c.** When crossing drive aisles, internal walkways shall utilize strategies which minimize crossing distances and slow traffic in order to provide safe passage for pedestrians.	**S2.** Internal Walkway Construction. **a.** All internal walkways shall be accessible per Building Code, hard surfaced and slip resistant, and constructed of scored or saw-cut concrete or one of the following decorative paving treatments: **i.** Brick, stone, or concrete pavers; **ii.** Integral colored and stamped concrete; **iii.** Colored surfaces such as Lithocrete; or **iv.** Concrete with inset art objects **b.** Walkways shall be at least 5 feet in width. When abutting parking stalls, walkways shall be at least 7 feet in width or shall be separated from parking stalls by wheel stops with a minimum 2-foot overhang. **c.** When adjacent to or crossing auto traffic routes, surface materials shall contrast visually with adjoining surfaces.
G3. Parking Area Walkways. Parking area internal walkways shall provide additional buffering when between adjacent parking stalls.	**S3.** Parking Area Walkways. Internal walkways within parking areas shall be landscaped along their entire length in the form of landscape islands or landscape strips, exclusive of areas where the internal walkway crosses drive aisles. Landscape islands that incorporate internal walkways shall count toward the required percentage of parking area landscaping. With required walkway widths, two minimum configurations are possible: **a.** A 7-foot walkway and a single 6-foot landscaped area on one side; or **b.** A 5-foot walkway with a 4-foot landscaped area on each side.

A.3. Pedestrian Circulation, Continued

DESIGN GUIDELINES

Commercial, Industrial and Institutional

G4. Pedestrian Circulation. Pedestrian circulation routes shall promote safe, attractive, and usable pedestrian circulation facilities which support visibility to and through the site.

Multi-Family

G5. Complex Map and Parking Identification.

- **a.** For multi-building developments, buildings and important site locations, such as public or guest parking and the leasing office, should be made easily locatable to visitors to the site.
- **b.** Numbering of parking spaces shall not directly correspond to unit numbers for safety purposes.

Townhouse

G6. Pedestrian Circulation. The **4.1252.A.3.S6** standard shall be met.

DESIGN STANDARDS

Commercial, Industrial and Institutional

S4. Pedestrian Circulation.

- **a.** On-site auto and pedestrian circulation design shall minimize auto/pedestrian conflicts (e.g. driveway crossings, etc.).
- **b.** 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 feet wide outside the public right of way), benches, shelters, street furniture, public art, kiosks, and street vending.
- **c.** Covered walkways are encouraged between primary building entries and adjacent public sidewalks, and on other on-site walkways.

Multi-Family

S5. Complex Map and Parking Identification. The following is required for navigation of residential complexes with two or more buildings:

- **a.** An illuminated map of the complex showing the location of the visitor and the unit designations within the complex. The map shall be positioned at each driveway entry to the shared parking area. The illumination shall be a minimum of 1.0 footcandle. The map shall be free-standing or attached to a wall, shall be 3-feet to 5.5-feet in height above the driveway grade, shall have a 7 to 32 square-foot area, and shall be located at least 20 feet back from the property line at the street access point.
- **b.** The numbering of the parking spaces shall not correspond to the unit numbers.

Townhouse

S6. Pedestrian Circulation. Internal walkways shall be hard-surfaced and a minimum 4 feet wide.

- **a.** Where a walkway is combined with an individual driveway, the walkway width shall extend at least 3 feet beyond the edge of the garage door.

A.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.

Applicable 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

DESIGN GUIDELINES

All Development

G1. Location of Auto Areas. Auto parking, loading, service, and circulation areas shall be located and configured to minimize their visual impact from abutting street frontages.

a. Auto parking shall be set back from the street and shall include a landscaped buffer to minimize its visual impact and to create a pedestrian-friendly street edge. Auto parking shall not be located at highly visible locations of a site, such as at a street corner.

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

DESIGN STANDARDS

All Development

S1. Location of Auto Areas. Except for individual driveways for townhouse and townhouse style units, on-site surface parking areas, garages, and auto circulation areas shall not be located between a building and an abutting street or primary internal drive. Auto parking and circulation areas shall be located to the side, interior, rear, on top of, or beneath buildings.

a. Surface parking 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 circumstances shall the parking area be closer than 8 feet to the right-of-way, to accommodate perimeter screening as required per **Section 9.0823.C**. For sites with multiple frontages, surface parking areas shall be no closer than 8 feet to the right-of-way on secondary or rear frontages, regardless of building location.

S2. Auto Entries. Vehicular site access is prohibited from the primary frontage if another frontage is available, except for individual driveways for townhouse units.

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

A.4. Parking, Loading and Service Areas, Continued

DESIGN GUIDELINES

All Development, Continued

G3. Large Parking Areas. Where large surface parking areas are provided, they shall be divided into smaller parking areas that allow for safe and convenient movement through and around the parking lot.

Internal walkways, streets, primary internal drives, major landscape divisions, or alternative strategies as approved by the Manager or Design Commission may be used to break down the scale of the parking lot.

G4. Parking Structures.
a. Parking structures may be located adjacent to streets, but must be screened through use of active ground floor spaces such as commercial, industrial, institutional or residential uses; an artistic metal screening attached to the garage street facing façade; or dense landscaping. Parking structures shall be viewed not merely as utilitarian but as contributions to the architectural quality and character of the Civic Neighborhood, with materials and details that reflect the composition of the building and the surrounding buildings.

DESIGN STANDARDS

All Development, Continued

S3. Large Parking Areas. Where more than 100 surface auto parking spaces are provided on-site in a single, contiguous parking area, parking shall be divided into areas of 100 or fewer spaces by one of the following methods:

- **a.** Internal walkways with landscaping, as required by **Section 4.1252.A.3.S3**, connecting through the parking area to surrounding uses and rights-of-way; and/or
- **b.** A system of streets or primary internal drives; and/or
- **c.** Major landscape divisions consisting of a 24-foot wide landscaped area planted with trees, shrubs and ground cover. This area may be designed to allow for stormwater infiltration and internal walkways.

S4. Parking Structures.
Parking structures shall be designed to accommodate permitted commercial, institutional, industrial, 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.

a. Where structured parking is provided on the ground floor, or for all new multi-level parking structures, provide one or more of the following on street facing facades:
i. A minimum of 50 percent of the ground floor street-facing façade (excluding driveway entrances and exits, stairwells, elevators, and centralized payment booths) within 40 feet of the abutting right-of-way shall be designed to accommodate permitted commercial, institutional, industrial, or residential uses. The depth of the commercial, institutional, industrial or residential space shall be a minimum of 30 feet.
ii. Landscaping in a planter area a minimum of 8 feet in depth, and including canopy trees with a minimum 2-inch caliper at time of planting with maximum spacing of 25 feet on center; shrubs capable of reaching 5 feet in height at maturity; and ground cover plantings.
iii. An ornamental screen made of metal work, for the full height of the street facing ground floor and covering the majority (a minimum of 51 percent) of the structure's street facing façade(s), except as required for Fire Department access.

A.4. Parking, Loading and Service Areas, Continued

DESIGN GUIDELINES	DESIGN STANDARDS
All Development, Continued	**All Development, Continued**
Continued b. Parking structures should complement adjacent buildings and enhance the pedestrian realm.	*Continued* b. Parking structures shall provide ground floor windows or wall openings along the street frontage. Blank walls are prohibited, except where required by Building Code. Any wall facing the street shall contain windows, wall openings, doors, or display windows for 20 percent of the ground floor wall area facing the street, excluding those portions of the facades devoted to driveway entrances and exits, stairwells, elevators, and centralized payment booths.
G5. Loading Areas. Service and loading 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.** The use of liner spaces to screen service areas on the side or behind a building facing a street is encouraged. **b.** The design of liner spaces and screening walls should be architecturally consistent with the appearance of the primary structure. **c.** Service and loading areas shall be screened in a manner to reduce visual impacts when viewed from a light rail station or transitway.	**S5.** Loading Areas. When dedicated loading facilities are required, loading areas shall be located at the rear of the building. If loading areas cannot be located at the rear of the building, they may be placed along the side of the building and recessed from the front facade a distance which prevents service vehicles from extending onto adjacent walkways. Required loading area dimensions can be found in **Section 9.0840**. **a.** Dedicated loading facilities, such as loading docks, shall be screened parallel to the building wall with liner spaces or walls integrated into the building and no less than 14 feet in height or the height of the first floor façade, whichever is less. This area may count towards the building frontage requirement if it meets the standards within the Façade Composition and Building Articulation described in **Sections 4.1252.B.1.S4** Articulation, **4.1252.B.4.S7** Building Base and Top, and **4.1252.B.4.S8** Ground Floor Facades. **b.** Liner spaces and screening walls shall include articulation, façade materials, and detailing identical to the primary building. **c.** The liner spaces or walls shall fully conceal service vehicles except at the entry in order to allow for safe vehicular movement while exiting. Service and loading areas shall be visually screened from a light rail station or transit way.

A.4. Parking, Loading and Service Areas, Continued

DESIGN GUIDELINES	DESIGN STANDARDS
All Development, Continued	**All Development, Continued**
G6. Solid Waste and Recycling Collection Areas. Solid waste and recycling collection areas shall be designed and constructed as permanent elements of the site, utilizing high quality materials and a design that is consistent or complimentary to surrounding buildings.	**S6.** Solid Waste and Recycling Collection Area. In addition to requirements stated in Section 7.0212, solid waste and recycling collection areas shall be entirely screened and enclosed by a fence or wall of at least 6 feet in height. Walls shall be designed using cladding materials and detailing, including colors and patterns, that are the same as those used for the primary building(s). This requirement applies to townhouse style multifamily units only if common garbage collection and recycling facilities are provided for the site.
G7. Abutting Residential Districts. 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.	**S7.** Abutting Residential Districts. No exterior waste collection and recycling area shall be located within 25 feet of property lines abutting LDR-5, LDR-7, TLDR or TR designated property.
G8. Garage Entries – Mixed-Use. The **4.1252.A.4.S8** standard shall be met.	**S8.** Garage Entries - Mixed-Use. In mixed-use developments, garage entries are prohibited on a primary street-facing facade that includes ground floor commercial use(s). This standard is not applicable when a site has only one street frontage and no alley access.
Multi-Family and Townhouse	**Multi-Family and Townhouse**
G9. Storage. Storage for personal articles shall be provided in a manner appropriate for the size, quantity, and characteristics of the individual units as well as the design of the overall development.	**S9.** Storage. Each unit shall be provided a storage facility with an interior at least 6 feet high and 24 square feet in area. The facility shall be in a location accessible to the resident (such as in the unit, in a central facility, garage, or private yard or balcony/patio) and capable of being locked. Elderly housing is exempt from this standard.
G10. Garage Doors. Garage doors shall be integrated into the design of the larger facade in terms of color, scale and building style.	**S10.** Garage Doors. Garage doors shall match the main building in terms of color and trim.
G11. Detached Garages. Detached garages and carport structures shall complement, and not detract from, the appearance of the primary structure(s).	**S11.** Detached Garages. Detached garages or carports shall utilize the same architectural style and/or building materials that are used for the primary structure(s).

A.4. Parking, Loading and Service Areas, Continued

DESIGN GUIDELINES	DESIGN STANDARDS
Multi-Family and Townhouse, Continued	**Multi-Family and Townhouse, Continued**
G12. Garage Openings. The impact of garages on the pedestrian environment and visual composition of buildings shall be minimized.	**S12.** Garage Openings. a. Attached garages on facades that also include a unit's primary entry shall have a maximum opening width of 50 percent of the unit width. b. Garages and carports that face the street shall be set back at least 4 feet behind the street-facing wall closest to the street.
Additional Standards for Townhouse	**Additional Standards for Townhouse**
G13. Alley Access. When alternative access is available, parking for townhouse units should be provided on frontages other than the primary street frontage.	**S13.** Alley Access. For lots abutting an alley, auto access to parking areas shall be taken from the alley.
G14. Driveway Approaches. Driveway approaches should be limited on a street frontage to allow for on-street parking, street trees and planter areas, trash and recycling pick-up, and placement of utilities.	**S14.** Driveway Approaches. Driveway approaches may be shared by multiple units and may also be developed for individual units. **a.** Shared driveways shall include shared driveway approaches. **b.** For each set of attached townhouse units, the total width of all driveway approaches on one street frontage may occupy no more than 18 feet or 34 percent of that frontage, whichever is greater. **c.** Driveway approaches shall meet all requirements per Public Works standards.
G15. Townhouse Driveway Access from Street. The appearance of the garage and driveway on the street frontage should be secondary to the ground floor entry facade and landscaping in the setback area.	**S15.** Townhouse Driveway Access from Street. Townhouses with frontage on a street shall meet the following standards: **a.** Garages on the front facade of a townhouse, off-street parking areas in the front yard, and driveways in front of a townhouse are allowed if they meet the following standards: **i.** There is no improved alley from which to take access. **ii.** Each townhouse lot has a street frontage of at least 15 feet on a local street or minor access street. **iii.** A maximum of one driveway approach is allowed for each townhouse.

Continued on following page

A.4. Parking, Loading and Service Areas, Continued

DESIGN GUIDELINES	DESIGN STANDARDS
Additional Standards for Townhouse	**Additional Standards for Townhouse**
	S15. *Continued* iv. Outdoor off-street parking and maneuvering areas do not exceed 12 feet wide on any lot. v. The garage width does not exceed 12 feet, as measured from the inside of the garage door frame.
G16. Alternative Access to Parking. Where individual driveways along a street frontage cannot be provided, alternative strategies to provide driveway access from the rear or side, may be provided where possible. A single shared driveway to a rear access may be provided.	**S16.** Alternative Access to Parking. **a.** The following standards apply to driveways and parking areas for townhouse projects that do not meet all of the standards in **Section 4.1252.A.4.S15** above. **i.** Off-street parking areas shall be accessed on the back façade or located in the rear yard. No off-street parking shall be allowed in the front yard or side yard of a townhouse. **ii.** A townhouse project that includes a corner lot shall take access from a single driveway approach on the side of the corner lot. **iii.** Townhouse projects that do not include a corner lot shall consolidate access for all lots into a single driveway. The driveway is not allowed in the area directly between the front façade and front lot line of any of the townhouses. **iv.** A townhouse project that includes consolidated access or shared driveways shall grant access easements to allow normal vehicular access and emergency access. **b.** Townhouse projects in which all units take exclusive access from a rear alley are exempt from compliance with subsection (a).
G17. Off-Street Parking. The standard in **Section 4.1252.A.4.S17** shall be met.	**S17.** Off-Street Parking **a.** Off-street parking may be provided on individual lots or in a shared parking area on an abutting common tract. **b.** Off-street parking spaces for residential uses shall be at least 8.5 feet wide by 18 feet deep, or 8 feet wide by 24 feet long for parallel parking spaces. **c.** Tandem (end-to-end) parking is allowed only for individual units.

A.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.

Applicable 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

DESIGN GUIDELINES

All Development

G1. Open Space Near Light Rail. Sites abutting or facing a light rail station (such as sites across a public trail or path from the station) shall provide attractive, functional open spaces linking the site with the transit stop or public path(s) to the stop. The open spaces shall be designed with strategies and features that encourage public activity within the space.

G2. Publicly Accessible Open Space Improvements. Publicly accessible open spaces shall:

- **a.** Be accessible during the hours pedestrians are typically present;
- **b.** Include directly accessible building entrances in close proximity to the space;
- **c.** Publicly accessible spaces can be located between a building and the sidewalk when direct connections between the building and the sidewalk are maintained;

Continued on following page.

DESIGN STANDARDS

All Development

S1. Open Space Near Light Rail. Sites abutting or facing a light rail station shall provide an on-site publicly accessible open space that is directly linked and/or oriented to the station (or the public trail or path accessing the station).

- **a.** The publicly accessible open space shall be a minimum of 200 square feet and shall contain improvements and elements per **Section 4.1252.A.5.S2** and **S3**.
- **b.** The publicly accessible open space may count toward the building frontage requirement, per **Section 4.1252.A.2.S1**.

S2. Publicly Accessible Open Space Improvements. When incorporated into a development, publicly accessible open spaces shall:

- **a.** Be publicly accessible during daylight hours;
- **b.** Provide a building entrance located within 40 feet of the open space;
- **c.** Provide direct pedestrian access to the abutting building if located between a building and a sidewalk;
- **d.** Have dimensions of no less than 20 feet in any direction;
- **e.** Publicly accessible open space may be located on other areas of the site in order to preserve a natural feature of the site but must remain within view of the adjacent building(s) on the site;

Continued on following page.

A.5. Open Spaces, Continued

DESIGN GUIDELINES

All Development, Continued

G2. *Continued*

- **d.** 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;
- **e.** Be sited in accordance with the location and scale of adjacent streets, buildings, natural site features, 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
- **f.** Publicly accessible 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.** Publicly accessible 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. *Continued*

- **f.** Except for institutional uses, individual street-facing publicly accessible open spaces shall not exceed 2,000 square feet;
- **g.** Publicly accessible spaces shall be accessible at grade adjacent to the sidewalk to promote physical and visual connection to the street. Portions of publicly accessible spaces such as plazas may be above or below grade to accommodate a variety of outdoor gathering spaces; and
- **h.** Except for institutional uses, publicly accessible open spaces located between a building and a sidewalk shall be abutted on at least one side by one or more of the following:
  - **i.** Commercial uses, such as retail shops, restaurants, offices, or services with their windows and doors fronting on the space;
  - **ii.** C shared residential entry; or
  - **iii.** Live-work units with their entries facing the space.

A.5. Open Spaces, Continued

DESIGN GUIDELINES

All Development, Continued

G3. Publicly Accessible Open Space Elements. Publicly accessible open spaces shall be designed with strategies and features that encourage activity within the space.

- **a. and b.** Include a variety of publicly accessible spaces, both hardscaped and landscaped, such as on-site plazas, interior courtyards, patios, terraces, and gardens.
- **c.** Provide opportunities for active and passive use of the space, including seating areas for users of the space.
- **d.** Design spaces with safety in mind: on-site plazas shall promote visibility from the street and provide pedestrian scaled lighting to enhance nighttime security.
- **e.** 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.
- **f.** Use best practices in landscape design to support tree growth and to create a healthy tree canopy.

DESIGN STANDARDS

All Development, Continued

S3. Publicly Accessible Open Space Elements. All publicly accessible 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 pavers that meet accessibility standards;
- **c.** At least one bench or seating unit for each 200 square feet of area, (seating may be grouped into benches or ledges);
- **d.** Pedestrian scaled lighting fixtures no taller than 18 feet; and
- **e.** At least one of the following sustainability elements: rain gardens; a green wall; solar powered lights or equipment; pervious paving; or benches made from recycled materials.
- **f.** Structural soil, silva cells or approved special soil treatment that is at least 24 inches deep shall be used as soil base for trees in plazas to prevent soil compaction and to encourage tree root growth.

A.5. Open Spaces, Continued

DESIGN GUIDELINES

Commercial, Industrial, and Institutional

G4. Publicly Accessible Open Space Area. Well-defined, publicly accessible open spaces are critical to the public realm and shall be provided in association with large developments. The total amount of publicly accessible open spaces shall relate to the size of the overall development.

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

DESIGN STANDARDS

Commercial, Industrial, and Institutional

S4. Publicly Accessible Open Space Area. Sites larger than 20,000 square feet with commercial floor area greater than 5,000 square feet shall provide a publicly accessible open space of a size no less than 8 percent of all ground floor commercial space on site, or 1,000 square feet, whichever is less.

S5. Enhanced Streetscapes. Sidewalks and amenity zones on public streets and primary internal drives that receive enhanced design and intensive streetscaping may be counted toward the publicly accessible open space square footage requirement (but shall not count toward the building frontage requirement) under the following conditions:

- **a.** Only areas within 10 feet of the front or side of a building shall count toward the open space area requirement.
- **b.** All improvements within the public right-of-way must meet the Public Works Standards or receive a Design Modification.
- **c.** Enhanced streetscape shall be present for the sidewalk area between the site property lines and the abutting street(s) or primary internal drive(s). Enhanced streetscape does not have to meet the minimum publicly accessible open space dimensional requirements per **Section 4.1252.A.5.S2.d**.
- **d.** Building facades facing the enhanced streetscape shall contain transparent glazing for 50 percent of the area between the heights of zero feet and 12 feet.
- **e.** Enhanced streetscapes shall include a minimum of three 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 approved pavement treatments;
  - **ii.** Provide trees of 3-inch minimum caliper and other landscape plantings located in the amenity zone. Trees shall be spaced an average of no greater than 30 feet apart;

Continued on following page.

A.5. Open Spaces, Continued

DESIGN GUIDELINES	DESIGN STANDARDS
Commercial, Industrial, and Institutional, Continued	**Commercial, Industrial, and Institutional, Continued**
	S5. *Continued* **iii.** Benches or other 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 street frontage. The art piece may be on the building façade, on the site (private property side), or in the amenity zone, and shall face the sidewalk.
Multi-Family not including Townhouse Style	**Multi-Family not including Townhouse Style**
G6. Shared Open Space. Adequate, usable shared open space shall be provided for multifamily developments which creates a place for residents to gather for recreation, entertainment, or enjoyment of a high-quality outdoor space. Shared open space shall be of sufficient size and dimensions to provide usable space which encourages social interaction among users. A portion of the shared open space may be provided indoors in amenity spaces designed for and accessible only to tenants, with adequate natural light and floor area.	**S6.** Shared Open Space. **a.** Shared open space shall be provided in the following quantities: **i.** For sites 20,000 square feet and greater in gross site area, a minimum of 4 percent of the gross site area but not less than 1,000 square feet shall be shared open space. **ii.** For sites less than 20,000 square feet in gross site area, a minimum of 4 percent of the gross site area but not less than 500 square feet shall be shared open space. **b.** A shared open space may be any of the following or a combination 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; dog parks; tenant gyms; and game rooms/libraries. **c.** The minimum dimensions for any shared open space shall be 20 feet in length and in width.

Continued on following page.

A.5. Open Spaces, Continued

DESIGN GUIDELINES	DESIGN STANDARDS
Multi-Family not including Townhouse Style, Continued	**Multi-Family not including Townhouse Style, Continued**

S6. *Continued*

d. The shared open space may not be within any buffer or required setback area unless the open space includes preserved natural areas. In addition, the areas for shared open space and required publicly accessible open space on a site shall not overlap but may be abutting.

e. All residents of the development shall have on-going access to open space amenities and facilities, when located on different parcels.

f. For sites 20,000 square feet and greater, a maximum of 20 percent of the required shared open space square footage may be located in indoor recreation and amenity areas accessible to building occupants. Indoor recreation and amenity areas include lounges, fitness rooms, sports courts, co-working spaces, game rooms, and greenhouses. Lobbies and other publicly accessible areas shall not count toward fulfilling the shared open space standard. When provided as a portion of the required shared open space, indoor recreation and amenity areas shall meet the following standards:

i. The minimum area of any single indoor area shall be 400 square feet, with no dimension being less than 20 feet. The indoor area shall have a minimum height of 9 feet, as measured from the top of floor to the lowest structural element of the ceiling.

ii. At least one wall of the indoor area shall be an exterior building wall. A minimum of 25 percent of the exterior walls enclosing the indoor area shall be clear glazing.

A.5. Open Spaces, Continued

DESIGN GUIDELINES	DESIGN STANDARDS
Multi-Family not including Townhouse Style, Continued	**Multi-Family not including Townhouse Style, Continued**
G7. Outdoor Private Space. Developments shall include functional open space for residents that allows for passive and/or active recreation. Alternatively, all or a portion of the required square footage of outdoor private space may be added and incorporated into the required shared open space.	**S7.** Outdoor Private Space. Attached and directly accessible outdoor private space of no less than 64 square feet in area shall be provided for all dwelling units. Each unit's outdoor private space must be able to fit a 5-foot by 6-foot rectangle inside of it. The area shall provide privacy for unit residents with elements such as walls, railings, fences, or shrubs. Elderly housing developments are exempt from this requirement. All or a portion of the required square footage of outdoor private spaces may be added and incorporated into the required shared open space as long as the total outdoor areas provided meet the combined minimum size requirements. **a.** Ground level dwelling units. Required outdoor private space may be located at the primary entrance for ground level units. Screening shall be installed to provide privacy between abutting units. Privacy screening that is located between the private open space and the street right-of-way shall not exceed 4 feet in height and must be consistent with standards in **Section 4.1252.B.3.S10**. **b.** Dwelling units above ground level. The outdoor private space shall provide privacy walls, screens, or fences from adjacent units.
G8. Visibility of Common Areas and Streets. Communal gathering areas shall be in a location that provides for community surveillance and access control. The front doors and windows shall be oriented to the street that the dwelling faces, or to a central courtyard, and shall maximize visual surveillance of the entry area and street frontage.	**S8.** Visibility of Common Areas and Streets. Common areas and street frontage shall be visible from 50 percent of the units that face them, as determined by **(b)**, below. **a.** Common areas include, but are not limited to, shared and publicly accessible open spaces including children's play areas; laundry and recreation buildings; pools and other recreation facilities; internal walkways; primary internal drives; and parking areas. **b.** A unit meets this criterion when at least one window of a frequently used room, such as a kitchen, living room, dining room, or bedroom (but, for example, not a garage, bathroom, or storage area) faces the common area or street frontage.

A.5. Open Spaces, Continued

DESIGN GUIDELINES

Multi-Family not including Townhouse Style, Continued

G9. Children's Play Area. Children's play areas shall be designed to promote safety, creative play, and exercise and shall be adequately sized for the number and types of units in the development.

- **a. and b.** Play areas shall be proportional to the size of the development site.
- **c.** The design of play areas shall promote a variety of play activities through inclusion of multiple types of play structures and equipment. Areas for younger children may be separated from areas for older children.
- **d.** Play areas shall be conveniently located where they are accessible and visible from numerous units, and to avoid negative impacts on neighboring properties.
- **e.** Play areas shall be designed for safety, limiting opportunities where children and vehicular traffic may come into contact
- **f.** Play areas shall be designed for accessibility and should avoid loose, or uneven surfaces where possible.

DESIGN STANDARDS

Multi-Family not including Townhouse Style, Continued

S9. Children's Play Area. A minimum of 50 percent of the minimum required shared open space (per standard **4.1252.A.5.S6**) shall be a children's play area. Developments with less than five units, Elderly Housing developments and Residential Facilities need not comply with the children's play area requirement.

- **a.** For sites 20,000 square feet and greater in gross site area, the minimum dimensions for any children's play area shall be 20 feet in length and width, and be a minimum of 500 square feet in size.
- **b.** For sites less than 20,000 square feet in gross site area, the minimum dimensions for any children's play area shall be 12 feet in length and width, and be a minimum of 250 square feet in size.
- **c.** The children's play area shall have a minimum of four of the following types of play equipment: a swing structure with at least three swings; a slide; a jungle gym or climbing structure; a permanent sand box; natural play elements including boulders, logs, and turf mounds; or other children's play equipment approved for use in a public playground. Required play equipment may or may not be attached to the primary play structure. Equipment must be manufactured to ASTM International (formerly known as American Society for Testing and Materials) F1487-11, or most current standards or other comparable standards applicable to public playground equipment.
- **d.** The children's play area shall be outside of the required building setbacks and buffer areas.
- **e.** Each children's play area must be enclosed along any perimeter that is within 10 feet of a street, alley, property line, or parking area. The children's play area(s) shall be enclosed by one or a combination of any of the following: a 2.5-foot to 3-foot high wall, planter boxes, or decorative fence; or by 18-inch high benches or seats.
- **f.** Outdoor play area surfaces shall primarily be rubber tiles or natural or synthetic turf, with limited use of wood chips or similar loose material.

A.5. Open Spaces, Continued

DESIGN GUIDELINES

Townhouse Style

G10. Open Space for Townhouse Style. Adequate, usable open space shall be provided for residents that allows for passive and/or active recreation. A portion of the required square footage of outdoor private space may be added and incorporated into a shared open space area.

DESIGN STANDARDS

Townhouse Style

S10. Open Space for Townhouse Style. A minimum of 15 percent of the gross lot area of the development shall be included as outdoor open space.

- **a.** Areas counting toward the open space requirement shall include one or more of the following:
  - **i.** An attached and directly accessible porch or balcony. The porch or balcony shall be covered, have a railing, and be 64 square feet or larger with minimum dimensions of 6 feet in each direction;
  - **ii.** An attached and directly accessible landscaped yard space of 100 square feet or larger with minimum dimensions of 8 feet in each direction;
  - **iii.** Preserved natural areas;
  - **iv.** A shared children's play area with minimum dimensions of 12 feet in length and width and meeting the standards of **Section 4.1252.A.5.S9.c** through **S9.f**;
  - **v.** Shared open space as described in **Section 4.1252.A.5.S6.b**, with minimum dimensions of 12 feet in length and width; or
  - **vi.** A combination of the spaces listed above.
- **b.** No more than 50 percent of the required open space area shall be covered in hardscaping such as internal walkways, patios, porches, and decorative pavers.

A.5. Open Spaces, Continued

DESIGN GUIDELINES

Townhouse

G11. Open Space - Townhouse. Usable shared open space of sufficient size and dimensions shall be provided for developments that provide a place for residents to gather for recreation, entertainment, or passive enjoyment of a high-quality outdoor space.

DESIGN STANDARDS

Townhouse

S11. Open Space - Townhouse. For development sites that are 2.5 acres or larger, neighborhood amenities shall be provided pursuant to **Section 7.0451 – Neighborhood Amenities**.

A.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.

Applicable 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

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.

G2. Site Landscape Trees. The landscape plan shall provide sufficient vegetation, including trees on the interior of the site, to create an attractive site.

- **a.** Landscaping that offers variety in scale, color, and interest shall be provided using canopy trees, shrubs, perennials, ornamental grasses, groundcovers, and annuals. Ornamental trees and other similar species may be permitted where larger sized trees are not appropriate.
- **b.** Where feasible, existing, healthy trees shall be retained and incorporated into landscape plans. Landscaping requirements may be adjusted to accommodate the retention of existing trees.

Continued on following page.

DESIGN STANDARDS

All Development

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

S2. Site Landscape Trees. Site trees are required at a rate of 1 tree per 3,000 square feet of gross site area. Buffer, setback, drive, and parking lot tree requirements may count toward the site tree requirement. See also **Section 9.1000**.

- **a.** Site trees must be capable of a height of 25 feet.
- **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 trees shall be supported by use of stakes, wire, or similar material for at least one year to prevent damage by strong winds.

A.6. Landscaping, Continued

DESIGN GUIDELINES	DESIGN STANDARDS
All Development, Continued	**All Development, Continued**
G2. *Continued* **c.** Trees shall be secured upon installation to avoid toppling and damage from strong winds.	
G3. Plant Sizes. The landscape plan shall be designed to provide a mature appearance at installation.	**S3.** Plant Sizes. 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 inches caliper size and shall be balled and burlapped or container stock; **b.** Deciduous ornamental trees shall be a minimum of 2.0 inches caliper size and shall be balled and burlapped or container stock; **c.** Evergreen trees shall be a minimum of 6 feet in height and shall be balled and burlapped or container stock; **d.** Evergreen and deciduous shrubs, with the exception of dwarf shrubs such as boxwood, must be a minimum of 24 inches high from finished grade and a minimum of 1 gallon size at planting; **e.** Ferns shall be a minimum of 16 inches 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.

A.6. Landscaping, Continued

DESIGN GUIDELINES

All Development, Continued

G4. Parking Area Landscaping. 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.

- **a.** Landscaping in and abutting the parking area may count toward fulfilling the required landscape percentage.
- **b.** Parking lot islands, strips, entries, and perimeter areas shall be planted with a variety of types of live plant material appropriate for the space they are planted.
- **c.** Plant materials shall be protected from damage by autos.
- **d.** Canopy (shade) trees shall be planted at sufficient quantities and spacing to shade the parking lot pavement and support a healthy tree canopy for the City.
- **e.** Additional landscaping, including trees, shall be provided at the parking area entries, enhancing the appearance of highly visible areas and screening parking areas from rights-of-way.

Continued on following page.

DESIGN STANDARDS

All Development, Continued

S4. Parking Area Landscaping. The minimum percentage of auto parking area landscaping shall be 15 percent of the total hardscape parking area, including driveways and aisles.

- **a.** Landscaped areas counting toward this requirement shall include parking area perimeter buffers, landscaped islands or strips, major landscape divisions, landscaping on internal streets or primary internal drives, and all other landscaped areas that are located within 10 feet of parking modules or stalls.
- **b.** A minimum of 70 percent 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.
- **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 feet when abutting shrubs or 3 feet when abutting trees. Wheel stops may be used in place of overhang distances.
- **d.** A minimum of one parking lot tree shall be planted for every nine parking stalls in the parking area. Required trees in the parking area shall be selected from the City's Recommended Parking Lot Tree list.
- **e.** Parking area entries shall include a landscaped strip with trees from the City's recommended parking lot tree list at spacing no greater than 30 feet. Amenity zone plantings on primary internal drives shall count toward this requirement, if present.
- **f.** Evergreen ground cover shall cover planting areas not occupied by tree trunks or shrubs or utilized for stormwater infiltration.
- **g.** Developments shall utilize a series of landscaped islands and/or interior landscaped strips between parking modules.

Continued on following page.

A.6. Landscaping, Continued

DESIGN GUIDELINES

All Development, Continued

G4. *Continued*

f. Landscaping materials used should be sufficient to cover planting areas year-round.

g. Parking areas shall include internal landscape islands and/or rows to allow for stormwater infiltration, to screen the parking area from surrounding rights-of-way, and to allow for placement of trees to increase hardscape shading to reduce impacts from the heat island effect.

DESIGN STANDARDS

All Development, Continued

S4. *Continued*

i. 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 or interior landscape strips may be required to meet the parking area landscape standards.

ii. Landscaped islands shall have a width of no less than 9 feet including 6-inch curbs on both sides, and have a minimum length equal to that of adjacent parking stalls less 1 foot.

iii. Interior landscaped strips located between parking modules shall have a width not less than 6 feet including 6-inch curbs. Trees shall be planted on landscape strips at spacing no greater than 30 feet on center.

iv. 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 feet on each side, and may be rotated to integrate with compact parking stalls.

A.6. Landscaping, Continued

DESIGN GUIDELINES

All Development, Continued

G5. 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. Standard **4.1252.A.6.S5.d** shall be met.
- **e.** Pedestrian connections shall be provided between the parking area and adjacent streets, primary internal drives, and public paths.
- **f.** Screening shall incorporate high-quality materials.

DESIGN STANDARDS

All Development, Continued

S5. Parking Area Perimeter Screening.

- **a.** When located adjacent to a street, primary internal drive, or public trail or path, the parking area shall be buffered by a landscaped edge no less than 10 feet 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**).
- **b.** The landscaped edge shall consist of ground level planting beds adjacent to the sidewalk, trees planted at roughly 30 foot spacing, and a continuous shrub or site-obscuring decorative fence or garden wall. Walls and fences shall have a height of 36 inches, 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 feet to allow for visual access. Breaks shall not exceed 3 feet in width except where pedestrian access is provided.
- **d.** Perimeter parking landscaping shall provide views into the parking area between the heights of 3 and 6 feet 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.
- **f.** Chain link fencing, plain metal bars, concrete block, or plywood are not permitted for screening materials.

A.6. Landscaping, Continued

DESIGN GUIDELINES

All Development, Continued

G6. Sustainability. Developments shall utilize strategies that reduce water and energy usage attributed to site development and use, and the transportation of site 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 site users.

DESIGN STANDARDS

All Development, Continued

S6. Sustainability. Energy conservation and sustainability in site development shall be promoted through a minimum of two of the following:

- **a.** Preserve a minimum of 50 percent of existing regulated (greater than or equal to 8 inch diameter at breast height) trees on site. Preserved trees must be healthy as determined by a consulting arborist.
- **b.** At least 20 percent of trees, 20 percent of shrubs, and 20 percent of groundcover plants shall be food-producing perennial species. Parking lot and street trees shall be selected from the Recommended Parking Lot and Street Tree lists.
- **c.** 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-certified wood and/or recycled content materials, excluding plastics) or the use of materials originating within 500 miles of the site.
- **d.** 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 hardscape elements such as streets, sidewalks, internal walkways, parking areas, and courtyards.
- **e.** At least 50 percent of all site hardscape, including parking lots, internal walkways, patios, plazas, etc. shall use one or a combination of the following:
  - **i.** High-albedo paving materials with a minimum solar reflectance of 0.33.
  - **ii.** Permeable pavement (e.g., porous asphalt, permeable concrete, or permeable pavers).
- **f.** For developments exceeding 5,000 square feet in floor area, at least 20 percent of building materials by weight or cost must be sourced from recycled, reclaimed, or low-carbon alternatives (e.g., low-carbon concrete, cross-laminated timber).

A.6. Landscaping, Continued

DESIGN GUIDELINES	DESIGN STANDARDS
All Development, Continued	**All Development, Continued**
G7. Drought Resistant Plantings. Drought resistant landscaping shall be incorporated into the landscape design in a manner that contributes to a reduction in the irrigation water needed.	**S7.** Drought Resistant Plantings. A minimum of 20 percent of landscape plantings shall be a drought-resistance species.
G8. Irrigation. The landscape plan shall document how plans will be properly watered to ensure their viability.	**S8.** Irrigation. All landscaped areas shall be irrigated by an underground system unless a licensed landscape architect submits written verification that the proposed planting materials do not require irrigation
G9. Hardscape Shading. Hardscapes shall be shaded as a means of reducing energy costs due to the heat island effect, improving stormwater management, and improving the overall aesthetic quality of the site.	**S9.** Hardscape Shading. After 5 years from occupancy, a minimum of 30 percent of on-site hardscape area shall be shaded. Determination shall be based upon expected growth of the selected trees and shall be calculated at noon on the summer solstice. Hardscape shading from buildings and structures such as carports or pergolas may be counted toward the total shading requirement.
G10. Water Conservation. Landscape and stormwater strategies that reduce water use shall be included in all developments.	**S10.** Water Conservation. Water shall be conserved through a minimum of two of the following: **a.** The irrigation system shall incorporate a rain sensor. **b.** The irrigation system shall incorporate a drip irrigation system. **c.** On-site stormwater facilities that are designed in accordance with the Stormwater Management Manual. **d.** Art elements, fountains, or other water features that use rainwater to activate on-site open space(s). **e.** Permeable pavement used for at least 40 percent of all site hardscape.

A.6. Landscaping, Continued

DESIGN GUIDELINES

All Development, Continued

G11. Landscape Maintenance. The **4.1252.A.6.S11** standard shall be met.

DESIGN STANDARDS

All Development, Continued

S11. Landscape Maintenance. Compliance with the following criteria is required:

a. Inspections. Following a request from the developer, a City representative will perform a final landscape inspection to ensure that the landscape demonstrates equivalent compliance with the approved landscape plan. The final landscape inspection shall occur upon completion of the project and before issuance of a Temporary or Final Certificate of Occupancy. 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 is to be provided 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 landscaping in accordance with the approved landscape plan.

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

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.

Continued on following page.

A.6. Landscaping, Continued

DESIGN GUIDELINES	DESIGN STANDARDS
All Development, Continued	**All Development, Continued**
	S11. *Continued* **ii.** To ensure 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 a condominium master 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: provisions that all unhealthy and dead material shall be replaced within 1 year, or the next appropriate planting period, whichever occurs first; all landscaped areas shall be provided with an operable irrigation system; tree stakes, guy wires and tree wrap are to be removed after 1 winter season; and plantings shall be guaranteed for 2 years after the Final Certificate of Occupancy inspection approval. **d.** 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. Where a person other than the owner occupies the property, the occupant shall also be responsible for maintenance.
Commercial, Industrial and Institutional	**Commercial, Industrial and Institutional**
G12. Minimum Landscape Area. Sites shall utilize a range of landscape materials, such as trees, evergreen shrubs, groundcovers and seasonal flowers, in sufficient quantity to provide for shade, color, and visual interest on site.	**S12.** Minimum Landscape Area. A minimum of 15 percent of the net site area shall be landscaped. **a.** All landscaped setback areas, buffers, landscaped open spaces, eco-roofs, vegetated stormwater facilities, preserved natural areas, and planter areas on site may be credited toward the minimum landscape standard. **b.** Up to 15 percent of the required landscape area can be paved internal walkways, pedestrian plazas, etc. Additional hardscape paving is permitted, but shall not count toward meeting the minimum landscape area.

A.6. Landscaping, Continued

DESIGN GUIDELINES	DESIGN STANDARDS
Multi-Family	**Multi-Family**
G13. Minimum Landscape Area. Sufficient landscape shall be provided to contribute to an attractive, green, and sustainable development.	**S13.** Minimum Landscape Area. For multifamily development, not including townhouse style, a minimum of 20 percent of the net site area shall be landscaped. **a.** All landscaped setback areas, buffers, landscaped open spaces, eco-roofs, vegetated stormwater facilities, preserved natural areas, and planter areas on site may be credited toward the minimum landscape standard. **b.** Up to 5 percent of the required landscape area may be paved internal walkways, pedestrian plazas, patios, etc.
G14. Ground Floor Units. The street-facing front yard shall be predominantly landscaped.	**S14.** Ground Floor Units. In front of all ground floor units, a minimum of 60 percent of the street-facing front yard shall be landscaped.
G15. Setback Landscaping. The landscape plan shall provide sufficient vegetation including trees in the setback areas to create an attractive site and to buffer residential uses.	**S15.** Setback Landscaping. All required building setback areas shall be landscaped and shall have at least 5 deciduous shade trees per 100 linear feet. **a.** Such trees shall be capable of at least 25 feet in height and spread at maturity and be not less than 10 feet in height and 2.5 inches in caliper size at the time of planting. **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 feet in height and are at least 8 feet in height at the time of planting. **c.** Each existing regulated major tree that is preserved may be counted as two trees required in the setback. Existing trees to be counted toward this requirement must be confirmed to be healthy by a Consulting Arborist, qualified arborist, or a registered consulting arborist. **d.** Where the setback overlaps a required buffer, the setback trees may be credited towards any tree required for the buffer, and vice versa. **e.** Where a setback is less than 8 feet in width, columnar tree species with a minimum mature height of 25 feet may be used.

A.6. Landscaping, Continued

DESIGN GUIDELINES

Multi-Family, Continued

G16. Driveway and Accessway Trees. The landscape plan shall provide trees along long driveways in order to reduce heat gain and provide an attractive drive and walk experience.

Multi-Family and Townhouse

G17. Fencing. High quality and decorative fence or wall materials may be used to provide privacy and security, delineating between public and private areas for residential development.

G18. Driveway Landscaping. Landscaping or other treatments between driveways shall be utilized to break up continuous pavement and provide separation and rainwater infiltration opportunities.

DESIGN STANDARDS

Multi-Family, Continued

S16. Driveway and Accessway Trees. One deciduous canopy tree shall be placed an average of every 35 lineal feet along one side (or alternating between sides) of a driveway or private accessway providing auto circulation on a site. 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.

Multi-Family and Townhouse

S17. Fencing. Fences or walls shall not exceed 4 feet in height when located in a required front setback (the fence may exceed 4 feet beyond the maximum front setback), and shall comply with Clear Vision Area Standards (per **Section 9.0200**). A minimum 1.5-foot landscape strip shall be placed between the fence or wall and the abutting sidewalk.

a. One entry gateway, trellis, or arbor is permitted in the required front setback of each lot. The structure shall not exceed 10 feet in height, with a maximum depth and width of 6 feet.

S18. Driveway Landscaping. Landscaping, including trees, shrubs, or ground cover, shall be utilized in the space between driveways that have not been ganged together.

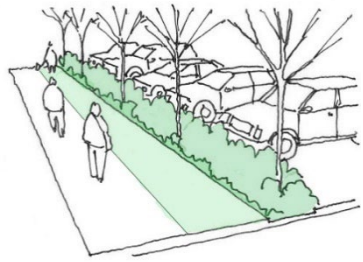

Fig. A.6.S15.b: Parking lot landscaping screen with continuous shrubs.

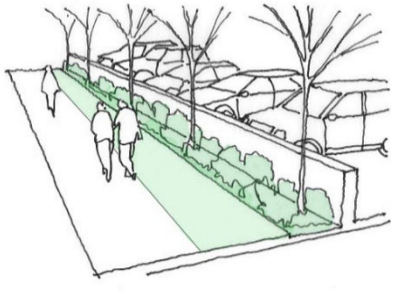

Fig. A.6.S15.c: Parking lot landscaping screen with decorative fence and low landscaping.

A.6. Landscaping, Continued

DESIGN GUIDELINES

Additional Standards for Townhouse

G19. Site Landscaping. Developments shall support a healthy tree canopy by placing trees in private and shared open space areas. Grouping of trees into limited areas on the site shall be avoided.

DESIGN STANDARDS

Additional Standards for Townhouse

S19. Site Landscaping. One tree per 3,000 square feet of gross lot area shall be provided in shared or private open space areas.

- **a.** Other required site trees such as buffer and setback trees may count towards this requirement. Street trees shall not count toward this requirement.
- **b.** Site trees shall not be a species identified as invasive by the City or County, and are recommended to be selected from the approved street tree or parking lot tree lists.
- **c.** Deciduous canopy trees shall be a minimum of 1.5-inch in caliper at time of planting. Evergreen trees shall be a minimum of 6 feet in height at time of planting. Ornamental trees shall be a minimum of 1.5-inch in caliper size at time of planting.
- **d.** Existing, healthy trees maintained on site shall count towards this requirement.
- **e.** New trees shall be supported by use of stakes, wire, or similar material for at least one year to prevent damage by strong winds.

A.7. Site Lighting

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

Applicable 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

TABLE 4.1252.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 4.1252.A.7.S1.d

DESIGN GUIDELINES

All Development

G1. Illumination. 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.

DESIGN STANDARDS

All Development

S1. Illumination. 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 4.1252.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 4.1252.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-foot height above a surface as determined using a photometric plan with 3-foot grid spot foot-candle readings.

A.7. Site Lighting, Continued

DESIGN GUIDELINES	DESIGN STANDARDS
All Development, Continued	**All Development, Continued**
G2. Light Spill. Lighting fixtures shall not create unnecessary upward directed illumination that contributes to skyglow, nor create negative impacts on surrounding properties or unnecessary glare within the site. The standard may be waived or altered when appropriate decorative fixtures are proposed (e.g. use of decorative uplighting 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).	**S2.** Light Spill. 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.** No direct light source shall be visible at the property line.
G3. Light Fixtures. Lighting fixtures in pedestrian areas shall be appropriately scaled and placed to contribute to a cohesive and visually pleasing environment.	**S3.** Light Fixtures. Light fixtures shall not exceed 25 feet in height. **a.** Weather- and vandalism-resistant covers shall protect lighting devices.

B.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.

Applicable 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.

DESIGN GUIDELINES

All Development

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

G2. Upper Floor Articulation. Tall buildings shall maintain a sense of human scale through the use of design strategies that reduce perceived mass of the upper levels and establish a distinct base, middle, and cap.

DESIGN STANDARDS

All Development

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

S2. Upper Floor Articulation. Buildings 5 stories or greater in height shall provide an upper-floor articulation strategy or strategies on facades visible from streets, primary internal drives, or publicly accessible open spaces.

- **a.** Buildings shall provide at least two of the following:
  - **i.** Set back at least 50 percent of the top one or two floors for a minimum of 10 feet.
  - **ii.** Provide a change of materials on the top one or two floors.
  - **iii.** Provide a minimum facade transparency of 50 percent or greater per floor on the top one or two floors.
  - **iv.** Provide canopies, balconies, a prominent cornice line or other similar projecting or receded façade treatments that establish a horizontal datum below the top one or two floors across a minimum of 50 percent of the facade width.

B.1. Building Massing and Articulation, Continued

DESIGN GUIDELINES	DESIGN STANDARDS
Commercial, Industrial and Institutional	**Commercial, Industrial and Institutional**
G3. Ground Floor Height. Non-residential 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.	**S3.** Ground Floor Height. Ground-floor heights shall be a minimum of 12 feet 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 feet, including roof forms, for at least 60 percent of the facade length.
G4. Articulation. Buildings shall not include long, monotonous, uninterrupted walls and should utilize design strategies which create depth and add interest to the facade. Changes in depth shall be sufficient to provide visual distinction between wall planes.	**S4.** Articulation. Facades visible from streets, primary internal drives, public spaces, and parking areas shall utilize at least one of the following strategies: **a.** A repeating pattern of wall recesses and/or projections that has a relief of at least 12 inches (such as recessed architectural bays or recessed window openings between columns/pilasters). Wall recessions and/or projections shall be at intervals of not greater than 30 feet on facades with customer entries, and facades facing the street or primary internal drive. On all other facades, wall recesses and /or projections shall be at intervals not greater than 100 feet on remaining facades; or **b.** Changes in wall plane with a depth of at least 24 inches at intervals of not less than 25 feet and not more than 100 feet.
G5. Colonnades. Colonnades or arcades shall be integrated into the overall design of the building. Walkways beneath arcades/colonnades shall be of sufficient width to accommodate anticipated pedestrian traffic. Colonnades and arcades shall be designed to allow sufficient light into the space under the colonnade.	**S5.** Colonnades. When used, colonnades (or arcades) shall have an unobstructed internal walkway clearance a minimum of 10 feet in width. Colonnade ceilings shall be a minimum 15 feet tall. Buildings with colonnades may exceed the maximum building setback to achieve the minimum colonnade depth. 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.

B.1. Building Massing and Articulation, Continued

DESIGN GUIDELINES	DESIGN STANDARDS
Multi-Family	**Multi-Family**
G6. Wall Planes. Changes in wall planes, layering, horizontal datums, vertical datums, building materials, color, or fenestration shall be incorporated to create simple and visually interesting buildings.	**S6.** Wall Planes. Street-facing elevations for buildings, not including townhouse style, shall be divided into wall planes that reflect living unit modules. Generally, wall planes over 750 square feet 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 the building a minimum of 2 feet over 6 feet in width; or **c.** Extending an architectural bay a minimum of 2 feet from the primary street facing façade.
G7. Massing. Buildings that front the public realm shall avoid long, monotonous, uninterrupted walls. Volumes shall reinforce a human scale, so pedestrians do not feel dwarfed by the building.	**S7.** Massing. Long walls shall incorporate structural exterior wall offsets, projections, and/or recesses. A minimum of 12 inches in horizontal variation shall be used at intervals of 50 feet or less along the full height of the structure's primary facade.
Townhouse and Townhouse Style	**Townhouse and Townhouse Style**
G8. Building Length. Building lengths shall be broken up to limit the apparent mass of townhouse development and enhance pedestrian connections through the site.	**S8.** Building Length. No building row of contiguous dwellings (in one structure) shall exceed 8 townhouse or townhouse style units in continuous building length. An exception to this is courtyard ("U" shaped) development where no unbroken (i.e. continuous) section of the "U" shall exceed 8 units. Courtyard developments may also include multiple buildings that create a courtyard effect as long as individual building lengths do not exceed 8 units.
G9. Offset Units. Offset dwelling units to provide a sense of pedestrian scale and building articulation.	**S9.** Offset Units. For buildings with 4 or more contiguous townhouse or townhouse style units in length, offset every two dwelling units from the next dwelling unit by a minimum 2 feet in exterior wall offset. The offset shall be for the full height of the building.

B.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.

Applicable Civic Neighborhood Design Principles:

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

DESIGN GUIDELINES	DESIGN STANDARDS
All Development including Townhouse	**All Development including Townhouse**
G1. Roof Form. Roofs shall be expressed in a visually interesting manner that complement the composition of the building and the surrounding area. Parapets shall not be excessively tall and dominate the façade or create an obviously false appearance. Parapet extensions may be used to highlight focal points of the building.	**S1.** Roof Form. Roof forms may be flat or sloped. All flat roofs (slopes 2:12 or less) shall include a design element around the edge of the roof such as trim, variation in brick coursing, a projecting cornice, projecting parapet, or roof overhang. **a.** Cornices shall have a maximum projection of 2 feet. **b.** Parapets shall be a minimum of 2 feet in height and a maximum of 8 feet in height. **c.** False storefront or false facade parapets are not permitted. **d.** 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.
G2. Sloped Roofs. Features shall be present on visibly sloped roof surfaces to reduce the visual scale of these surfaces and provide interest along their length.	**S2.** Sloped Roofs. 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 foot beyond the supporting wall with prominent fascias.
G3. Heat Island Reduction. Buildings with low-sloped roofs shall use design strategies to minimize heat islands and reduce energy usage associated with solar gain attributed to the roof surface.	**S3.** Heat Island Reduction. All low-sloped (pitches ≤ 2:12) roof surfaces, exclusive of space dedicated to mechanical systems, vegetated roof surfaces or solar panels, shall utilize a "white roof" with a Solar Reflectance Index (SRI) of 78 or greater.

B.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.

Applicable 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.

DESIGN GUIDELINES

All Development

G1. Entry Orientation. All buildings shall be oriented toward and accessed from the street. If a building has frontage on more than one street, it shall be oriented and designed to provide reasonable pedestrian access along the most active street frontages. Buildings shall address transit facilities. 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.

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

G3. Weather Protection. All ground floor common entries or individual unit primary entrances shall include protection from the weather.

DESIGN STANDARDS

All Development

S1. Entry Orientation. Each building shall provide at least one primary entry at sidewalk level facing the primary street on which the building is located. The primary street shall be the street of highest functional classification or Design Street (see **Figure 7.0210**).

a. Where a building abuts two or more streets of equal classification, the applicant may determine the primary street frontage for purposes of the entry location.
b. For sites abutting or facing a light rail station, at least one building entry shall face the station or transit way street.
c. For mixed-use buildings, at least one commercial, industrial, or institutional use shall provide an entrance on the primary street frontage. A corner door, such as one at a 45-degree angle to the primary street, qualifies as being an entrance on the primary street frontage.
d. Multifamily and townhouse style developments may provide unit entries elevated above sidewalk grade.

S2. Entry Doors. The following materials shall not be allowed: untreated wood and wood veneer doors.

S3. Weather Protection. All entries shall incorporate arcades, roofs, covered porches, porticoes, recessed entries, and/or structural awnings to a minimum depth of 4 feet. Weather protections shall not project more than 2 feet into a required minimum setback. Exterior doorways for secondary entries, such as to patios or balconies, or providing egress only or access to non-habitable service areas are exempt.

B.3. Entries, Continued

DESIGN GUIDELINES

All Development, Continued

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

Commercial, Industrial and Institutional

G5. Entry Orientation. 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, Continued

S4. Entry Materials. Ground floor facades within 30 feet from the center of a primary or shared entry doorway shall utilize a minimum of 65 percent primary materials as specified in **Table 4.1252.B.8**.

Ground floor facades within 10 feet from the center of an individual storefront or unit doorway shall use a minimum of 65 percent primary materials as specified in **Table 4.1252.B.8**.

Commercial, Industrial and Institutional

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

- **a.** Building entrances shall be located to activate the street front and shall not be located at intervals of more than 75 feet 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 feet of the building corner.

B.3. Entries, Continued

DESIGN GUIDELINES

Commercial, Industrial and Institutional, Continued

G6. Prominent Entries. Entries shall include design features and strategies which highlight these areas of the facade. Primary entries shall be more prominent than individual or storefront entries.

DESIGN STANDARDS

Commercial, Industrial and Institutional, Continued

S6. Prominent Entries. Primary building entries shall include a minimum of three of the following features;
Individual or storefront entries shall incorporate a minimum of two of the following features:

- **a.** Recessed doorway, at least 18 inches from surrounding facade
- **b.** Overhang/canopy with a distinct form and larger size than other overhangs on the facade
- **c.** Transom windows, a minimum of 18 inches tall, above the door and above the width of the entrance.
- **d.** Glass windows flanking the doorway, a minimum of 1 foot wide and the height of the doorway.
- **e.** Ornamental light fixtures, flanking both sides of the door
- **f.** Oversized entry door(s) a minimum height of 8 feet.
- **g.** Stone, masonry, or tile paving in front of the entry, a minimum of 6 square feet.
- **h.** Planters (in-ground or above ground) with year-round ornamental landscaping framing the entry
- **i.** Fixed seating, such as a bench or seat-wall, along at least one edge of the entry area
- **j.** 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;
- **k.** A change in façade material, color, texture, pattern, massing, or articulation surrounding the entry;
- **l.** An entry courtyard of a minimum dimension of 100 square feet where the minimum dimensions for either length or width is 10 feet. 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.

B.3. Entries, Continued

DESIGN GUIDELINES	DESIGN STANDARDS
Commercial, Industrial and Institutional, Continued	**Commercial, Industrial and Institutional, Continued**
G7. Multiple Entries. 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.	**S7.** Multiple Entries. Each building shall provide at least one entry (either a shared entry or tenant space 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.
Multi-Family	**Multi-Family**
G8. Entry Orientation. 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.	**S8.** Entry Orientation. All ground floor units which abut a street or primary internal drive shall have a primary entrance directly from the street or primary internal drive. For the purpose of this standard, “abutting a street/primary internal drive” means that a façade is located between the minimum and maximum front or street-side setbacks. **a.** Entries shall not be elevated more than 6 feet above the grade of an abutting 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 walkway from the sidewalk to the front door. The walkway shall be a minimum of 5 feet wide. Abutting walkways may be combined to maximize landscape area. **d.** The shared entry to a building shall be oriented toward the street, primary internal drive, or a courtyard which the building faces. When part of a mixed-use building, residential and other non-retail commercial uses shall have a distinct entry that is not shared with a commercial use.

B.3. Entries, Continued

DESIGN GUIDELINES

Multi-Family, Continued

G9. Prominent Entries. Primary entries shall be visually prominent and receive architectural emphasis. Primary entries shall be highlighted and visible from the street. Secondary entries shall compliment the primary entries and be less prominent than the primary entries.

DESIGN STANDARDS

Multi-Family, Continued

S9. Prominent Entries.

a. Primary exterior individual unit entries that face the street shall be highlighted by incorporating a minimum of two of the following elements.

Primary shared entrances, such as those for apartment style buildings with interior unit entries, shall be highlighted by incorporating a minimum of three of the following elements.

- **i.** An operable building entry located within 10 feet of the intersection of two streets;
- **ii.** Pilasters or columns supporting and/or framing the entrance;
- **iii.** Elevated entries (a minimum of 6 inches) with transparent railing on stairways that are compatible with the architecture;
- **iv.** Glazing (e.g., sidelights, transom windows) framing the entry;
- **v.** An entry courtyard a minimum of 40 square feet. The courtyard shall provide year-round site furnishings such as seating, landscape planters, and pedestrian scaled lighting;
- **vi.** Landscape treatment, including at least one tree as well as ground cover and shrubs that connects the public realm to the private realm, and meets applicable landscaping standards in **Section 4.1252.A.6**;
- **vii.** Landscape feature, such as a trellis, arbor, water feature, or walkway paving that is differentiated from other paving in terms of material, color, pattern, and/or texture.
- **viii.** Year-round site furnishings, including benches, tables, and sitting areas.
- **ix.** Light fixtures flanking both sides of the door.

b. Secondary entrances (either shared or for individual units) facing the street shall not include rear patios or sliding glass doors.

B.3. Entries, Continued

DESIGN GUIDELINES

Multi-Family, Continued

G10. Sense of Privacy. The entry area and/or setback area shall provide a sense of privacy for the residents.

Townhouse

G11. Ground-Floor Unit Entries. Individual ground-floor unit entrances shall be visible from the street or from a street-facing open space such as a courtyard.

DESIGN STANDARDS

Multi-Family, Continued

S10. Sense of Privacy. Where a ground floor residential unit faces, and accesses the street, at least one of the following elements shall be incorporated:

- **a.** Elevated entries (a minimum of 6 inches above sidewalk grade) with transparent railing on stairways;
- **b.** Landscape treatment 5 to 15 feet in depth between the unit and the right-of-way for 60 percent of the setback area;
- **c.** A covered entry porch with a floor area of at least 40 square feet.
- **d.** Metal or wood fencing or a stone wall between the front of the building and the right-of-way. Fencing or the stone wall shall not exceed 4 feet in height, and shall include a minimum 18 inches of landscaping between the fence or wall and the street facing sidewalk. There shall also be a minimum separation between the building and the fence or wall of 5 feet.
- **e.** Provide raised planter(s) between 18 inches and 30 inches in height and 4 feet in depth as measured from the point of the planter nearest the front property line. The planter(s) shall have a length at least 50 percent of the linear frontage of each unit and be planted with perennial landscaping.

Townhouse

S11. Ground-Floor Unit Entries. For townhouse developments, every unit abutting the street or a central courtyard space shall have an entrance oriented to the street or to the central courtyard. Secondary entrances may face parking lots or other interior site areas. Secondary entrances facing the street shall present the same finished appearance as the front and shall not include rear patios or sliding glass doors.

B.4. Façade 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.

Applicable 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.

DESIGN GUIDELINES

All Development

G1. Functional Features. Mechanical equipment such as individual through wall units, and exterior functional features such as vents and downspouts, shall not detract from building architecture and façade composition and shall be designed to minimize their visibility. Equipment shall not project beyond the adjacent finished wall plane. Equipment and exterior functional features shall be visually minimized, screened, and/or integrated into the building's overall architectural design, façade composition, and detailing.

DESIGN STANDARDS

All Development

S1. Functional Features. Through-wall heating and cooling equipment such as Packaged Terminal Air Conditioners and Package Terminal Heat Pumps, and functional features such as vents and downspouts, shall be screened or integrated into the facade design. Functional features shall be painted to match the façade they are attached to. Screening such as louvers or perforated panels for through-wall heating and cooling equipment shall be flush with the surrounding façade or integrated into window systems for individual units. Functional features shall be entirely located on non-street facing facades or located in facade recesses or returns when placed on street facing facades.

B.4. Façade Composition and Ground Level Details, Continued

DESIGN GUIDELINES

All Development, Continued

G2. Equipment Screening. The **4.1252.B.4.S2** standard shall be met. Utilities shall be screened from the public realm and the internal public or private areas.

DESIGN STANDARDS

All Development, Continued

S2. Equipment Screening. Mechanical, electrical, and communication equipment and components shall be screened so they are not visible from streets at ground level and other street level public places, including alleys.

- **a.** Equipment shall be screened in a manner that is consistent with the architectural character (material, pattern, and color) of the building.
- **b.** Appropriate screening for rooftop equipment includes parapet walls or architecturally compatible fabricated enclosures such as metal louver panels and walls. Sight line studies shall be required to demonstrate adequate screening of rooftop equipment. The study shall demonstrate sightlines from across the abutting street(s), as viewed from the public sidewalk, at a height of 6 feet above grade.
- **c.** Roof-top solar equipment that is installed parallel to a pitched roof or no greater than 18 inches from parallel to a flat roof, that does not exceed the peak height of the roof, and that does not increase the footprint of the building, is exempt from the screening requirements above, unless otherwise required as specified by the solar energy standards in **Section 4.1234** and **Section 10.0900**.
- **d.** Ground level utilities such as transformers, heating and cooling, electric meters, and other utility equipment shall not be located within 5 feet of primary entrances and shall be screened with evergreen landscape materials of a height and spacing at time of planting that will screen the equipment, or with fencing that is opaque and screens the equipment.

B.4. Façade Composition and Ground Level Details, Continued

DESIGN GUIDELINES	DESIGN STANDARDS
All Development, Continued	**All Development, Continued**
G3. Blank Walls. 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.	**S3.** Blank Walls. Blank, windowless walls are not permitted when facing a street unless required by the Building Code. If a blank, windowless wall greater than 40 feet long is required by the Building Code, 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 feet 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 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 feet or shorter at maturity) every 15 feet along the wall, with a hedge between trees of evergreen shrubs located every 3 feet on center and a minimum of 3 feet in height at time of planting.
G4. Exterior Building Entries. **a.** Visual emphasis shall be placed on building facades, with corridors and stairs incorporated inside the building or minimized. **b.** To promote tenant safety, building entries shall incorporate transparent elements to allow residents to view in and out before opening doors.	**S4.** Exterior Building Entries. **a.** When visible from streets or primary internal drives, exterior corridors and stairs, and egress-only doorways are not permitted. Entry stairs leading to a building or unit entrance is permitted. **b.** Building entries, including those that access the parking area, shall include transparent glass that allows users to look out prior to exiting the building.

B.4. Façade Composition and Ground Level Details, Continued

DESIGN GUIDELINES	DESIGN STANDARDS
All Development, Continued	**All Development, Continued**
G5. Visual Access. 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.	**S5.** Visual Access. The area of the railings on exterior stairs, balconies, and landings shall be a minimum of 50 percent transparent.
G6. Roll-up and Garage Doors. The **4.1252.B.4.S6** standard shall be met.	**S6.** Roll-up and Garage Doors. If used, roll-up and garage doors shall match the main building in terms of color and trim or serve as an artistic element within the building design.
G7. Building Sustainability. Developments shall utilize strategies that reduce water and energy usage attributed to 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 or equivalent to conserve natural resources, reduce carbon emissions, and promote interaction between residents.	**S7.** Building Sustainability. Developments with less than 30,000 square feet of floor area shall comply with a minimum of one of the following requirements: Developments with 30,000 square feet of floor area or greater shall comply with a minimum of two of the following requirements: **a.** Orient the long axis of all new buildings on the site east and west, with unobstructed solar access to the south wall and roof; **b.** Locate the windows to take advantage of passive solar collection and include architectural shading devices (such as window overhangs) that reduce summer heat gain while encouraging passive solar heating in the winter; **c.** Include solar energy panels on the roof of the building, garage or carport that generate at a minimum 10 percent of the typical energy usage for the building in renewable energy. The typical energy model for the building shall be determined by referencing the LEED™ or Earth Advantage standards. 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.** Plant a vegetated eco-roof on top of the building(s) and/or carport(s) that covers 20 percent of the footprint for all new buildings; *Continued on following page.*

B.4. Façade Composition and Ground Level Details, Continued

DESIGN GUIDELINES	DESIGN STANDARDS
All Development, Continued	**All Development, Continued**

S7. *Continued*

- **e.** Include a minimum of 20 percent of building materials that contain, in aggregate, a minimum weighted average of 20 percent post consumer recycled content materials such as aluminum, glass, or recycled paper;
- **f.** Include a minimum of 5 percent of the building materials that consist of rapidly renewable materials which include materials that can be planted and harvested within 10 years; or
- **g.** Include a minimum of 20 percent of wood based materials that are certified in accordance with the Forest Stewardship Council (FSC) and have been used in construction.
- **h.** For new buildings, install high-efficiency electric heat pumps for space cooling and water heating with a minimum Heating Seasonal Performance Factor of 10 and Coefficient of Performance of 3.5.
- **i.** Exceed Oregon Energy Code insulation requirements by a minimum of 10 percent.
- **j.** Provide Energy Star appliances, HVAC, and lighting for buildings and individual dwelling units in new developments.
- **k.** Provide a minimum of two electric vehicle (EV) charging ports.
- **l.** Divert at least 75 percent of non-hazardous construction and demolition waste from landfills through recycling or reuse, as documented by a waste management plan submitted and approved prior to project completion.

B.4. Façade Composition and Ground Level Details, Continued

DESIGN GUIDELINES

All Development, Continued

G8. Building Base and Top. 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 and top treatments shall appear as a consistent datum line on the building façade, continuing around building edges.
- **b.** The building base shall be of sufficient height to be proportional to the size of the building.
- **c.** Base treatments should be visually distinct, and address and enhance the meeting of the building and ground.
- **d.** 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

All Development, Continued

S8. Building Base and Top. 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 building corners visible from streets or primary internal drives.
- **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 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 inches; or
  - **iii.** A landscape area at the base of the building with evergreen plant material at least 5 percent of the facade height, or 3 feet, whichever is greater, may count toward 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.

B.4. Façade Composition and Ground Level Details, Continued

DESIGN GUIDELINES	DESIGN STANDARDS
Commercial, Industrial and Institutional	**Commercial, Industrial and Institutional**
G9. Ground-floor Facades. 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.	**S9.** Ground-floor Facades. Buildings facades facing streets shall contain at least two of the following design features: **a.** Transom windows above storefront windows and doors. **b.** A minimum of two pedestrian-scaled lighting fixtures or wall-mounted projecting lighting fixtures such as wall sconces at regular spacing no greater than 30 feet. **c.** Awnings, canopies, or solar shades/reflectors placed over windows, doors, and/or outdoor spaces with a minimum projection of 4 feet. **d.** Planter boxes, a minimum of 6 square feet, and not located in an accessible walkway. **e.** Outdoor seating areas enclosed by a fence, wall or landscaping at a height of 30 inches. **f.** Ornamental brick or tile work, such as a herringbone pattern, on a minimum of 5 percent of the ground level facade. **g.** Vertical reveals no less than 6 inches spaced a minimum of every 30 feet. **h.** Columns or pilasters with plinths at regular intervals no greater than 30 feet apart. **i.** Lintels or arches (including but not limited to flat, segmented and round arches) over windows and doors. **j.** Major vertical mullions of at least 6 inches in width, and larger than other mullions in the same window opening, on all-glass facades. **k.** Other feature approved by the Manager.
G10. Façade Transitions. The design of adjacent building facades shall be compatible. Architectural features such as posts, beams, etc. shall be appropriately scaled for their use. Tacked-on architectural elements which appear fake shall not be used.	**S10.** Façade Transitions. Building facades shall transition from one building face to an adjacent building face through the use of consistent 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. Tacked-on faux architectural elements are prohibited.

B.4. Façade Composition and Ground Level Details, Continued

DESIGN GUIDELINES	DESIGN STANDARDS
Commercial, Industrial and Institutional, Continued	**Commercial, Industrial and Institutional, Continued**
G11. Ground-floor Elevation. Buildings shall be designed to allow direct, easy access between public and commonly used areas and the building's interior.	**S11.** Ground-floor Elevation. On facades facing streets or primary internal drives, ground floor uses shall be predominantly at an elevation no more than 2 feet above or below the sidewalk elevation.
Townhouse and Townhouse Style	**Townhouse and Townhouse Style**
G12. Façade Treatments. Facade details shall be provided on all sides of a building that are not shared with another building.	**S12.** Façade Treatments. 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.
G13. Architectural Elements. 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.	**S13.** Architectural Elements. Each unit shall include at least one of the following on at least one street-facing façade: **a.** A roof dormer a minimum of 4 feet in width; **b.** A balcony a minimum of 2 feet in depth and 4 feet in width and accessible from an interior room; **c.** A bay window that extends from the facade a minimum of 2 feet; **d.** An offset of the facade of a minimum of 2 feet in depth, either from the neighboring townhouse or within the façade of a single townhouse; **e.** An entryway that is recessed a minimum of 3 feet; **f.** A covered entryway with a minimum depth of 4 feet; or **g.** A covered porch or portico with a floor area of at least 40 square feet.

B.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.

Applicable 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: 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.

DESIGN GUIDELINES	DESIGN STANDARDS
All Development	**All Development**
G1. Window Transparency. Where transparency is required, windows shall allow high levels of visibility through window glazing into the buildings.	**S1.** Window Transparency. To meet the clear, transparent glass requirement, glass shall have a Visible Transmittance value of 60 percent or greater. **a.** Where clear glass is required, the use of reflective, tinted, or spandrel glass shall not be permitted. **b.** Areas that are blocked by interior or exterior structural elements shall not count toward the clear glass requirement. **c.** For non-residential uses, required windows within the pedestrian level transparency zone shall be maintained free of shelving, signage (including painted window signage), or other items that reduce visibility by more than 50 percent between the interior and exterior spaces.
G2. Side Walls. 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.	**S2.** Side Walls. When required by the building code, portions of the façade 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.

B.5. Transparency, Continued

DESIGN GUIDELINES	DESIGN STANDARDS
Commercial, Industrial, and Institutional	**Commercial, Industrial, and Institutional**
G3. Window Depth. Window recesses shall be sufficient to establish a sense of depth and shadow on facades, and provide facade articulation and relief.	**S3.** Window Depth. Exterior windows shall be recessed a minimum of 4 inches as measured from the exterior most window frame element and the adjacent finish building plane. **a.** For casement windows, the measurement of depth shall be from the operative window component, which typically sits proud of stationary window components.
G4. Street Facing Transparency. 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.	**S4.** Street Facing Transparency. For each facade visible from a street or primary internal drive: **a.** A minimum of 50 percent of the ground floor facade of the primary street frontage, between 0 and 12 feet (the "pedestrian level transparency zone"), shall be clear, transparent glazing. **i.** For live-work units, a minimum of 35 percent of the ground floor façade of the primary street frontage in the pedestrian level transparency zone, shall be clear, transparent glazing. **b.** Upper floors of street facing facades shall provide a minimum of 25 percent glazing in the total area as measured above the first floor, excluding roof shapes such as gables. **c.** Secondary Street facades. A minimum of 25 percent of the façade in the pedestrian level transparency zone for facades facing streets or primary internal drives other than the primary street frontage shall be clear, transparent glazing.

B.5. Transparency, Continued

DESIGN GUIDELINES	DESIGN STANDARDS
Commercial, Industrial, and Institutional, Continued	**Commercial, Industrial, and Institutional, Continued**
G5. Non-Street Facing Transparency. 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.	**S5.** Non-Street Facing Transparency. For each facade not visible from a street or primary internal drive: **a.** A minimum of 20 percent of facade area between 0 and 12 feet 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 a minimum 40 percent of the ground floor façade between 0 and 12 feet, and within 30 feet 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.
G6. South-Facing Windows. 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.	**S6.** South-Facing Windows. For facades facing within 25 degrees of south, a minimum of 30 percent of the total facade wall area shall be clear, transparent glazing.
G7. Display Windows. 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.	**S7.** Display Windows. 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 24 inches into the building and contains three-dimensional objects, such as product displays. Window boxes added to the exterior of the building are not permitted.

B.5. Transparency, Continued

DESIGN GUIDELINES	DESIGN STANDARDS
Multi-Family	**Multi-Family**
G8. Street Facing Transparency. 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. Ground-level common areas of multifamily buildings shall have high levels of transparency, visual connectivity, and direct access to the street.	**S8.** Street Facing Transparency. For multifamily development, not including townhouse style, each facade visible from a street or primary internal drive shall provide the following: **a.** A minimum of 25 percent of the ground floor facade area between 0 and 12 feet shall be clear, transparent glazing. **b.** The total street facing façade area shall provide a minimum of 25 percent clear, transparent glazing. **c.** 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 25 percent of the wall area attributable to the space(s) between the heights of 0 and 12 feet. Where these spaces abut a street, primary internal drive, or public connector path, they shall include a door opening directly onto the public space.
G9. Non-Street Facing Transparency. 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.	**S9.** Non-Street Facing Transparency. 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.
G10. South-Facing Windows. South-facing facades shall provide high levels of transparency to allow for daylighting and passive heating.	**S10.** South-Facing Windows. For facades facing within 25 degrees of south, a minimum of 25 percent of the total facade wall area shall be clear, transparent glazing.

B.5. Transparency, Continued

DESIGN GUIDELINES	DESIGN STANDARDS
Multi-Family and Townhouse	**Multi-Family and Townhouse**
G11. Window Depth. Windows and doors shall be designed to create depth and shadows and to emphasize wall thickness and give expression to residential buildings.	**S11.** Window Depth. Exterior windows shall be recessed a minimum of 2 inches as measured from the exterior most window frame element and the adjacent finish building plane. **a.** For casement windows, the measurement of depth shall be from the operative window component, which typically sits proud of stationary window components.
G12. Energy Conservation. Buildings shall be designed to conserve energy by optimizing the collection of passive solar radiation through building design.	**S12.** Energy Conservation. Utilize two of the following energy conservation elements: **a.** Windows in residential units shall be operable by building occupants. **b.** Windows shall be durable and energy efficient with insulating double or triple panes. **c.** Sunshades shall be provided for south and west facing windows at a minimum depth of 18 inches, and be designed to effectively limit summer sun and to allow for winter sun penetration, as calculated at noon during the summer and winter solstice, respectively. **d.** Provide high-performance glazing with Low-Emissivity Coatings.

B.5. Transparency, Continued

DESIGN GUIDELINES	DESIGN STANDARDS
Additional Standards for Townhouse and Townhouse Style	**Additional Standards for Townhouse and Townhouse Style**
G13. Street-Facing Transparency. Buildings shall feature adequate glazing to establish scale and give expression to residential buildings and provide sufficient surveillance opportunities from all facades.	**S13.** Street-Facing Transparency. Street facing facades shall include those facades facing a street or primary internal drive, but not an alley. **a.** Windows and/or doors (not including garage doors) utilizing clear glass and entry doors of any material shall occupy a minimum of 17 percent of the total street facing facade area(s). **i.** Facade areas separated from the street by a building shall not be counted towards total street facing facade area. **ii.** Roof area shall not count towards total street facing facade area, but wall area above wall headers (such as gable ends and dormers) shall count. **iii.** Entry doors used to meet this standard shall face the street or be at an angle of no greater than 45 degrees from the street. **b.** Clear glass in windows and/or doors shall occupy a minimum of 5 percent of each non-street facing facades.
G14. Walkway Visibility. Provide sufficient visibility along all internal walkways between buildings and from adjacent and facing units onto internal walkways to allow for walkway safety and surveillance.	**S14.** Walkway Visibility. All internal walkways shall be visible from at least one unit by including a window facing the walkway 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.

B.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.

Applicable Civic Neighborhood Design Principles:

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

Section 4.1252.B.6 shall apply for all new signs and shall supersede **Appendix 6.000** where conflicts occur.

DESIGN GUIDELINES

All Development

G1. Wall Signs. 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 feet (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 **4.1252.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.

Continued on following page.

B.6. Sign Design, Continued

DESIGN GUIDELINES	DESIGN STANDARDS
All Development, Continued	**All Development, Continued**
	S1. *Continued* **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 feet in height, as measured from finished grade.
G2. Projecting Signs. 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.	**S2.** Projecting Signs (including Under Marquee Signs): **a.** Area: The maximum size of an individual projecting sign (one face) shall be 8 square feet. The maximum area for all faces shall be 16 square feet. 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 **4.1252.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 feet above grade. Projecting signs shall have a minimum clearance of 8 feet 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 feet, 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.

B.6. Sign Design, Continued

DESIGN GUIDELINES

All Development, Continued

G3. Monument Signs. 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.

G4. Awning and Canopy Signs. 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.

DESIGN STANDARDS

All Development, Continued

S3. Monument Signs.

- **a.** Area:
  - **i.** The maximum size of an individual monument sign (one face) is 32 square feet. All sign faces combined may not exceed 64 square feet.
  - **ii.** When an additional monument sign is permitted per **4.1252.B.6.S3.c**, the combined area of all faces of the second monument sign shall not exceed 32 square feet.
- **b.** Height: A monument sign shall not exceed 8 feet in height above finished grade. When located within 30 feet 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 feet 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 feet or longer.
- **d.** Location: Monument signs shall not be located within a required Clear Vision triangle, within a publicly accessible open space, or in a location that impedes an accessible walkway. When an additional monument sign is allowed it shall not be located closer than 200 feet to the first monument sign.

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 **Section 4.1252.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 feet 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.

B.6. Sign Design, Continued

DESIGN GUIDELINES	DESIGN STANDARDS
All Development, Continued	**` All Development, Continued**
G5. Window Signs. 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.	**S5.** Window Signs. The maximum area of window signage shall not exceed 20 percent of the window.
G6. Illumination. 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 skyglow.	**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.
G7. Prohibited Signs. The **4.1252.B.6.S7** standard shall be met.	**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. The waiver of the standard and guideline is not permitted.

B.7. Gateways

Intent: To create a strong architectural statement to enhance wayfinding, 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.

Applicable 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

TABLE 4.1252.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

All Development

G1. Gateway Location. Gateway elements shall be located at or near intersections, to highlight the entrance to the Civic neighborhood.

G2. Primary Entry Location. Locate a prominent entry in close proximity to a gateway corner.

G3. Sustainable Features. 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

All Development

S1. Gateway Location. Major and Minor Gateways are located at street intersections identified in **Table 4.1252.B.7**.

Building and/or site Gateway elements shall be located adjacent to and visible from the street intersection.

S2. Primary Entry Location. Locate the building's primary entry within 10 feet of the corner of the building at a Major or Minor gateway.

S3. Sustainable Features. Developments shall provide one site or building element with sustainability attributes adjacent to and visible from the street intersection, such as rain gardens, green walls, commercial grade solar powered lights or equipment, or pervious paving between the building and the right-of-way.

B.7. Gateways, Continued

DESIGN GUIDELINES

All Development, Continued

G4. Minor and Major Gateways. Development at all gateways shall create a strong architectural statement at gateway locations to help create a strong identity. Gateways shall 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. Major gateways shall include enhanced treatments and greater prominence than minor gateways.

DESIGN STANDARDS

All Development, Continued

S4. Minor and Major Gateways. Minor and Major Gateways are identified in **Table 4.1252.B.7**. 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.** Primary entrance: Provide a primary entry with double doors and a minimum 4-foot overhang or structural canopy, or a minimum 2-foot recessed entry.
- **b.** Tower forms: Increase in building or parapet height no less than 10 percent of the abutting wall or parapet height.
- **c.** Oversized windows: Within 20 feet of the building corner at the intersection, provide windows at least one-third larger than the other ground level street facing windows.
- **d.** Expressive canopies: Canopy colors, materials, and/or patterns at the building corner shall be distinctive from canopies on the rest of the building.
- **e.** Higher bays: Within 20 feet of the building corner at the intersection, provide bays a minimum 18 feet in height, that are also taller than bays on the rest of the building.
- **f.** Plaza: Provide a plaza or enhanced setback area, a minimum 300 square feet including the following pedestrian amenities: seating, landscaped planters with trees, pedestrian scaled lighting fixtures, and either decorative paving or a public art feature.
- **g.** Include one of the following profiles (in plan view) for at least one story of the building (see **Figure B.7.S4**):
  - **i.** Curved or hinged corner or wall section
  - **ii.** A form which is projected or recessed from both abutting facades
  - **iii.** Beveled or mitered corner

B.7. Gateways, Continued

DESIGN GUIDELINES

All Development, Continued

G5. Major Gateways. 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 **4.1252.A.5.S2** for publicly accessible open spaces.

DESIGN STANDARDS

All Development, Continued

S5. Major Gateways. Developments at Major gateway locations shall provide a minimum 200 square foot publicly accessible open space at the corner.

a. The open space shall include amenities as required per **Section 4.1252.A.5.S2** for publicly accessible open spaces, except that it shall have dimensions no less than 12 feet in length and width.

b. The Gateway open space may be used to meet all or a portion of the publicly accessible open space requirement of **Section 4.1252.A.5.S4** if the applicable standards for the space are met.

B.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.

Applicable 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 4.1252.B.8** are not used.

DESIGN GUIDELINES

All Development including Townhouse

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 façade to highlight architectural features.

G2. Prohibited Materials. The **4.1252.B.8.S2** standard shall be met.

G3. Fencing. The **4.1252.B.8.S3** standard shall be met.

DESIGN STANDARDS

All Development including Townhouse

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. Prohibited Materials. Materials identified as prohibited in **Table 4.1252.B.8** shall not be used.

S3. Fencing. Fencing materials shall be durable, maintainable and attractive. Fencing materials identified as prohibited in **Table 4.1252.B.8** shall not be used.

Table 4.1252.B.8: Primary, Secondary, Accent and Prohibited Materials

Material **P= Primary, S = Secondary, A = Accent, N = Prohibited**	**Commercial, Industrial, Institutional, or Mixed-Use**	**Multi-Family/ Shared Housing Facility & Townhouse**
Brick (full dimensional)	P	P
Stone/Masonry[1]	P	P
Stucco[2]	P	P
Glass (transparent and 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
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 Fence	N	N

Table 4.1152.B.8 Notes:

1. Stone shall be natural, not manufactured or panelized; shall have sufficient depth to clearly project beyond adjacent wall planes, such as with the use of full bed depth stone; and shall have a depth that is in proportion to the height of its application.
2. See **Section 3.0103** definition for more information on Stucco application requirements.
3. Metals shall be of size, thickness and detailing that will remain free of visual defects and visual distortion such as oil canning, ski sloping and shadowing. Metal siding must have a minimum thickness of 24 gauge or equivalent.