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SECTION 7.0100 CORRIDOR DESIGN DISTRICT

GENERAL

7.0101 PURPOSE

The City has prioritized high-quality design for new development and for 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. To that aim, the Corridor Design District Design Principles, Guidelines, and Standards help facilitate attractive, innovative, high-quality, sustainable development; encourage multi-modal transportation; and promote livability and public safety, thereby fostering quality environments and a sense of community.

7.0102 APPLICABILITY

A. New developments, additions, and remodels in the Corridor Design District are subject to design review as identified in **Section 7.0000** for the determination of consistency with the guidelines and/or standards contained in this Code.

In addition to development within the Corridor Design District, **Sections 7.0101 – 7.0112** shall apply to:

- Multifamily and Shared housing facility uses in areas outside of any design district;
- Within Pleasant Valley: Commercial, industrial, and institutional uses; mixed-use developments; and residential facilities and elderly housing;
- Within Springwater: Mixed-use developments and the multifamily residential component of mixed-use developments; and
- Residential facilities and elderly housing.

B. **Exceptions. Sections 7.0101 – 7.0112** do not apply to:

- Duplexes, triplexes, and quadplexes (for these developments, see **Section 7.0420**);
- Townhouses (for these developments, see **Section 7.0430**);
- Cottage Clusters (for these developments, see **Section 7.0440**);
- Transit shelters;
- Park-and-ride facilities;

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- Recycling drop boxes;
- Basic utilities and public facilities (as described in **Appendix 5**);
- Wireless communication facilities;
- Public urban plazas and public paths and trails with associated trail access points and trail heads; developments (such as parking lots) in public parks;
- Parks and park-related structures such as picnic shelters and public restrooms in public parks;
- Cemeteries and mausoleums;
- Sewerage or drainage system structures;
- Water system structures;
- Helicopter landing facilities; and
- Similar uses/structures as determined by the Manager.

C. Existing Development:

- Guidelines and standards in **Section 7.0112.A** and **Section 7.0112.B** shall apply as determined by the Manager or Design Commission when the standards can reasonably apply to existing development. For example, landscaping guidelines and standards may apply when new landscaping is being added.
- For Sections **7.0112.A** and **B**, site and building modifications needed to comply with **Section 8.0200** shall comply with applicable guidelines and standards.

DESIGN REVIEW

7.0110 DESIGN REVIEW PROCESS

Projects subject to design review, as described in **Article 7**, 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 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 applicable development standards. Deviation from any of the standards in **Section 7.0112** (choosing to follow one or more guidelines) means the application is using the Discretionary Track.

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a. **The Clear and Objective Track:** The Clear and Objective Track includes measurable standards 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.

b. **The Discretionary Track:** The Discretionary Track is intended for particularly creative proposals that might not comply with all or some of the standards in **Section 7.0112**. The aim is to encourage applicants to propose exciting, innovative designs, while still ensuring the City's design concerns and objectives are met. In this case, applicants shall meet one or more of the Design Guidelines instead of the corresponding Design Standard. The Design Commission or Manager may waive a guideline or guidelines to achieve the flexibility necessary to support a particularly creative proposal. Approval requires that the applicant demonstrate that the waiver from the guideline(s) would result in a development that better meets the applicable Design Principles and the intent statement preceding the guidelines.

2. **Layout:** The Design Principles, Guidelines, and Standards are divided into two primary categories:

a. **Site Design:** Site Design Guidelines and Standards address the organization and arrangement of a development's components. They focus on the location and orientation of buildings, parking, service areas, landscaping, and site features such as open space. Good site planning is of critical importance to the design of new development. Excellent site design can improve the aesthetics of a community, minimize a project's impacts on its neighbors, improve the quality of the streetscape, relate to or establish desirable development patterns, promote sustainability, and improve neighborhood connectivity.

b. **Building Design:** Building Design Guidelines and Standards address the massing and exterior architectural elements of buildings, including components that define the scale, quality, and character of a building, such as roofs, entries, windows, materials, and details. Excellent building design enhances the quality of life for residents by improving the appearance of the City, by establishing a sense of community, by minimizing negative environmental impacts, 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.

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 that a guideline numbered 'G5' corresponds with the standard 'S5'). Sub-bullets under the standard do not always have a corresponding sub-bullet under the corresponding guideline.

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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 are labeled with Development Code section numbers.
4. **Code Compliance:** Developments shall comply with other Code sections including, but not limited to the sections below. For exemptions and conflicts, see subsections **(5)** and **(6)**.
    - **Article 4:** Land Use and Plan Districts;
    - **Article 5:** Overlay Districts;
    - **Article 6:** Land Divisions;
    - **Article 7:** Design Review;
    - **Article 8:** Special Uses;
    - **Article 9:** Common Requirements; and
    - **Article 11:** Procedures.
5. **Exemptions:** Development within the Corridor Design District is exempted from the following sections:
    a. **Section 7.0210:** Transit and Pedestrian Design Criteria and Standards; and
    b. **Section 7.0310:** Commercial (except those in a Design District), Institutional and Mixed Use Developments (Non-Residential Component).
6. **Conflicts:** In the case of a conflict between Section 7.0100 and other applicable Code sections, the standards in **Section 7.0100** shall supersede.

7.0111 CORRIDOR DESIGN DISTRICT DESIGN PRINCIPLES

Site Design Principles:

A. Site Planning: Buildings shall be sited in a manner that fosters community and stewardship, as well as provides a sense of separation and transition between public and private spaces. Developments shall be designed to mitigate or minimize impacts on surrounding properties, public spaces, and the environment.

B. Sustainability: Development shall promote the efficient use of land and resources by conserving and protecting trees, water, and topography; reducing chemical use; increasing surface water infiltration; promoting energy conservation; and other sustainability measures.

C. Safe Design: Site and building design shall integrate Crime Prevention Through Environmental Design (CPTED) strategies as appropriate to enhance the safety, security, livability, and comfort of site users and residents.

D. Public Spaces: Site plans shall incorporate outdoor public spaces that encourage activity, gathering, and enjoyment. These spaces shall foster desirability, place identity, and enhance the overall aesthetic of the site. Multifamily development shall provide functional public, semi-public, and private open spaces for all residents.

E. Landscaping: Landscaping shall be utilized to create an attractive and sustainable built environment by enhancing building and site appearance, defining pedestrian spaces, walkways, and streets; breaking down the scale of parking areas; and screening service and loading areas.

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F. Building and Site Orientation: Buildings shall be oriented toward and be placed in close proximity to the street to create a consistent street edge, to create eyes on the street, and to encourage interaction between pedestrians.

G. Transportation Mode Provisions: Developments shall be comfortable for pedestrians and shall be designed and sited to encourage transportation by modes such as walking, biking, and mass transit.

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

Building Design Principles:

I. Design Excellence and Architectural Expression: Developments shall create aesthetically pleasing architectural design that responds to the unique physical conditions of the site and that contributes to the sense of place, neighborhood, and pride in the City.

J. Prominence and Hierarchy: Buildings shall be designed in a manner that enriches and gives design prominence to important corners, streets, and locations in the City.

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

L. Building Activity and Glazing: Additional glazing shall be provided at pedestrian levels to allow views into active interior spaces of commercial buildings, and to provide a visual connection and natural surveillance for all development.

M. Sustainable Architectural Design: Architectural design and best practices shall be incorporated that minimize energy use and life cycle costs, support residents' health, and maximizes a building's positive impact on the built and natural environments.

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

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7.0112 CORRIDOR DESIGN DISTRICT DESIGN GUIDELINES AND STANDARDS

Headings in **Section 7.0112** apply as follows (except as exempted in **Section 7.0102.B**):

- **All Development:** All developments, unless otherwise noted.
- **Commercial, Industrial, and Institutional:** All developments that are commercial (including live-work units), institutional, or industrial uses; as well as commercial, institutional, or industrial uses included as components of mixed-use developments. However, parks, open spaces, and trails are not included.
- **Multifamily and Townhouse Style:** Multifamily, residential components of mixed-use buildings, Shared Housing Facilities, Elderly Housing, Residential Facilities, and Townhouse Style Multifamily, unless otherwise specified.

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 Style headings apply to those parts of the building and site designed for those uses. If any conflicts exist between the standards, the guidelines and standards under the Commercial, Industrial, and Institutional headings will supersede the guidelines and standards under the Multifamily and Townhouse Style headings. The “All Development” standards apply to the entire building and site.

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 alternative modes of transportation. Block structures shall be used to break down the scale of the site, creating a pedestrian-scaled environment that allows for improved infill development and redevelopment potential.

Applicable Corridor District Design Principles:

A. Site Planning
G. Transportation Mode Provisions

DESIGN GUIDELINES

All Development

G1. Connections. Development sites shall be integrated into the surrounding neighborhoods and provide appropriate transportation connections to these areas.

- **a.** Connections shall be provided to adjacent properties to enhance pedestrian accessibility and limit unnecessary auto traffic on streets.
- **b.** The **7.0112.A.1.S1.b** standard shall be met.

G2. Primary Internal Drives. Primary internal drives shall replicate the character of a street, creating a pedestrian-oriented environment and accommodating pedestrians, auto traffic, and parking. Primary internal drives shall incorporate amenities appropriate for city streets, including sidewalks, street trees, landscaping, pedestrian-level lighting, and features that establish prominence at primary auto entries.

DESIGN STANDARDS

All Development

S1. Connections. Mid-block pedestrian connections to abutting properties shall be established and include streets, public bikeways, primary internal drives, and/or public paths or connector paths.

- **a.** Connector paths shall connect to surrounding areas at spacing no greater than 400 feet.
- **b.** Cross access easements shall be required and shall take effect when abutting properties are developed to this standard.

S2. Primary Internal Drives. When sites utilize primary internal drives, pursuant to standard **7.0112.A.1.S1**, the following standards shall apply:

- **a.** Primary internal drives shall consist of a minimum 24-foot two-way drive aisle; a sidewalk no less than 6 feet in width and an amenity zone no less than 6 feet in width shall be provided on each side of the drive.
- **b.** 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.
- **c.** 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.

Continued on following page.

A.1. Integrated Site Design, Continued

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

S2. *Continued*

- **d.** 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.
- **e.** Lighting shall be provided along primary internal drives and shall not exceed 25 feet in height. Illumination levels are specified in **Section 7.0112.A.7**.
- **f.** When primary internal drives include auto parking:
  - **i.** The amenity zone shall allow connections between parking stalls and the sidewalk, with at least one paved connection between each street tree.
  - **ii.** 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.
- **g.** 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.
- **h.** The site's primary auto entry shall utilize a minimum of one gateway feature. Gateway features shall include:
  - **i.** A landscaped median;
  - **ii.** Decorative masonry piers;
  - **iii.** Public art pieces;
  - **iv.** Raised planters with seating walls; and/or
  - **v.** Pedestrian-oriented decorative wayfinding signage.

A.1. Integrated Site Design, Continued

DESIGN GUIDELINES	DESIGN STANDARDS
All Development, Continued	**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 provided along the length of the connector paths to promote a safe and inviting environment.	**S3.** Pedestrian Connections. When required by the standard in **Section 7.0112.A.1.S1** or when provided for circulation through a site, a mid-block Public Connector Path 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 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.
Multi-Family and Townhouse Style	**Multi-Family and Townhouse Style**
G4. Minimum Density. The **7.0112.A.1.S4** standard shall be met.	**S4.** Minimum Density. Where new parcels or blocks are created within a development site as a result of required street dedications, individual parcels or blocks need not meet minimum residential density standards for the district, provided the development as a whole meets the standard.

A.2. Building Frontage and Placement

Intent: To ensure buildings are placed in locations that define the street edge, creating a comfortable pedestrian scaled environment and minimizing the visual impact of parking from primary street frontages.

Applicable Corridor District Design Principles:

A. Site Planning
D. Public Spaces
F. Building and Site Orientation
H. Parking

DESIGN GUIDELINES

All Development

G1. Building Frontage.

- **a.** Sufficient length of buildings shall be present along a frontage to maintain a continuous building street wall, and in general limit spatial gaps other than those necessary to accommodate auto, bicycle, and pedestrian access in order to define the street edge.
- **b.** Buildings shall be located with the primary facade or a street-facing open space, such as a courtyard, oriented to the street.

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 townhouse style units), primary internal drives, and public 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 on the frontage.

- **a.** At least 50 percent of the site's frontage on any street shall be occupied by buildings oriented to the abutting street.
- **b.** For multifamily buildings with a central courtyard space that opens to the street, at least 60 percent of the site's frontage on any street shall be occupied by buildings and central courtyard.

A.2. Building Frontage and Placement, Continued

DESIGN GUIDELINES	DESIGN STANDARDS
All Development, Continued	**All Development, Continued**
G2. Building Frontage and Publicly Accessible Open Space. Publicly accessible open spaces may count toward building frontage requirements and allow for greater building setbacks when they are abutting the street, and designed to encourage activity. They shall be in close proximity to building entries and contain pedestrian connections.	**S2.** Building Frontage and Publicly Accessible Open Space. Publicly accessible open spaces, meeting the requirements of standard **7.0112.A.5.S1** may be utilized to create an increased setback and/or may count toward the required building frontage for up to 20 percent of the required building frontage length when: **a.** The space is 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.
G3. Building Frontage and New Streets. Where a development creates streets, future buildings on the site shall be oriented to the new streets.	**S3.** Building Frontage and New Streets. Streets created as part of the development do not have a building frontage requirement for the initial development. Subsequent building development, including redevelopment and intensification of the site shall comply with building frontage requirements on streets.
Commercial, Industrial and Institutional	**Commercial, Industrial and Institutional**
G4. Building Frontage for Auto Dependent Uses. For auto-dependent uses, when the building is outside the setback zone, the pedestrian environment shall be defined by pedestrian scaled elements that establish a physical edge adjacent to the street.	**S4.** Building Frontage for Auto Dependent Uses. Auto-dependent uses may utilize pergolas or a landscape planter (a minimum of 8 feet in width with shrubs maintained at a height of 36 inches at maturity) in conjunction with the primary structure to count toward the building frontage requirement. Canopies within the setback zone may count toward the frontage requirement if used with a decorative masonry wall a minimum of 36 inches in height.

A.2. Building Frontage and Placement, Continued

DESIGN GUIDELINES	DESIGN STANDARDS
Multi-Family and Townhouse Style	**Multi-Family and Townhouse Style**
G5. Building Separation. 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 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, a shared internal walkway 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: To provide safe, comfortable, and convenient means of pedestrian movement in developments by connecting building entries, open spaces, streets, transit facilities, and parking areas.

Applicable Corridor District Design Principles:

A. Site Planning
C. Safe Design
G. Transportation Mode Provisions
H. Parking

DESIGN GUIDELINES

All Development

G1. Pedestrian Circulation. Sites shall have an integrated pedestrian circulation system that provides reasonably direct and accessible connections to important areas of the site and provides dedicated space for efficient pedestrian movement on site.

G2. Internal Walkway Construction.

- **a.** The **7.0112.A.3.S2.a** standard shall be met.
- **b.** When abutting parking areas adequate walkway width shall be provided to allow accessible and unimpeded pedestrian access.
- **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.

DESIGN STANDARDS

All Development

S1. Pedestrian Circulation. Developments 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; transit stops and facilities; auto and bicycle parking areas; open spaces; and other amenities on site.

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.

A.3. Pedestrian Circulation, Continued

DESIGN GUIDELINES	DESIGN STANDARDS
All Development, Continued	**All Development, Continued**
G3. Parking Area Walkways. Parking area internal walkways shall provide additional landscape buffering when between adjacent parking stalls.	**S3.** Parking Area Walkways. Walkways within parking areas shall be landscaped along their entire length in the form of landscaped islands or landscape strips, exclusive of areas where the internal walkway crosses drive aisles. Landscape islands or strips that incorporate walkways shall count toward the required percentage of parking area landscaping. With required internal 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.
Multi-Family and Townhouse Style	**Multi-Family and Townhouse Style**
G4. Pedestrian Circulation Connections. Multifamily developments shall have an integrated pedestrian circulation system which connects building and unit entries to site amenities and abutting rights-of-way at spacing that allows for ease of pedestrian access through and around the site.	**S4.** Pedestrian Circulation Connections. At least one walkway connection shall be provided to an abutting street frontage from a building entry or open space area for every 200 linear feet of street frontage.
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.	**S5.** Complex Map and Parking Identification. The following is required for 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.

A.4. Parking, Loading and Service Areas

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

Applicable Corridor District Design Principles:

A. Site Planning
E. Landscaping
G. Transportation Mode Provisions
H. Parking
N. High Quality Materials

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. 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.

DESIGN STANDARDS

All Development

S1. Location of Auto Areas. Except for individual driveways for townhouse style units, on-site surface parking areas, garages, and auto circulation areas shall not be located between a building and an abutting street. 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. 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 7.0112.A.3.S3**, connecting through the parking area to surrounding uses and public 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.

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

DESIGN GUIDELINES

All Development, Continued

G3. Parking Abutting Street Corners.
- **a.** The standard in Section **7.0112.A.4.S3.a** shall be met.
- **b.** Parking structures with active ground floor uses may locate in these areas.

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 neighborhood, with materials and details that reflect the composition of the building and the surrounding buildings.

Continued on following page

DESIGN STANDARDS

All Development, Continued

S3. Parking Abutting Street Corners.
- **a.** Surface parking lots shall not be located adjacent to street intersections.
- **b.** Parking structures may be located at street intersections provided commercial, institutional, industrial, or residential uses occupy a portion of the ground floor, per the standards provided in **Section 7.0112.A.4.S4.a**.

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.

Continued on following page

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.	**S5.** Loading Areas. When dedicated loading facilities are provided, 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 a minimum 35 feet from the front façade and in a location 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. The liner spaces or walls shall fully conceal service vehicles except at the entry. **b.** Liner spaces and screening walls shall be designed consistently with the remainder of the building and design standards in **Section 7.0112.B**.
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.

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

DESIGN GUIDELINES	DESIGN STANDARDS
All Development, Continued	**All Development, Continued**
G7. Garage Entries. The **7.0112.A.4.S7** standard shall be met.	**S7.** Garage Entries. In mixed-use developments, garage entries are prohibited on a primary facade facing the street that includes ground floor commercial use(s). This standard is not applicable when a site has only one street frontage and no alley access.
Commercial, Industrial and Institutional	**Commercial, Industrial and Institutional**
G8. Parking Area Walkways. In large parking lots, walkways that are perpendicular to drive aisles shall be present to provide access to buildings served by the parking area.	**S8.** Parking Area Walkways. Parking area walkways shall be created perpendicular to the drive aisles when the following conditions occur: **a.** Parking areas contain more than 100 spaces; **b.** The parking area includes a depth of three or more parking modules from the abutting building; and **c.** Commercial, industrial, or institutional tenant spaces or other uses on site exist in locations parallel to the parking drive aisle.
Multi-Family and Townhouse Style	**Multi-Family and Townhouse Style**
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).

DESIGN GUIDELINES

Additional Guidelines for Townhouse Style

G12. Garage Openings. The impact of garages on the pedestrian environment and visual composition of buildings shall be minimized.

DESIGN STANDARDS

Additional Guidelines for Townhouse Style

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.

A.5. Open Space

Intent: To create active public, semi-public, and private spaces that are functional, fully accessible, visually pleasing and comfortable, thereby enhancing the resident and visitor experience.

Applicable Corridor District Design Principles:

A. Site Planning
B. Sustainability
C. Safe Design
D. Public Spaces
E. Landscaping

DESIGN GUIDELINES	DESIGN STANDARDS
All Development	**All Development**
G1. Publicly Accessible Open Space. Publicly accessible open space may include a variety of public space typologies, both hardscaped and landscaped, such as on-site plazas, interior courtyards, patios, terraces, and gardens. Public spaces shall incorporate features that advance sustainable principles. When possible, these spaces shall take advantage of and preserve any natural features on the site and shall be designed to accentuate view corridors.	**S1.** Publicly Accessible Open Space. Publicly accessible open space may be utilized to create an increased setback and/or may count toward the required building frontage, per **Section 7.0112.A.2.** When incorporated into a development, publicly accessible open spaces shall contain 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. **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.** For non-residential uses: Artistic design elements such as decorative paving patterns, ornamental art features, creative lighting elements, etc.
G2. Public Open Space Dimensions. 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, and talking.	**S2.** Public Open Space Dimensions. Publicly accessible open spaces shall have minimum dimensions of 30 feet by 20 feet.

A.5. Open Space, Continued

DESIGN GUIDELINES

Multi-Family and Townhouse Style

G3. Shared Open Space. Sufficient open space shall be provided for the purpose of outdoor recreation, scenic amenities, or gathering for residents of a development. 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.

DESIGN STANDARDS

Multi-Family and Townhouse Style

S3. 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 shall be any of the following: recreational facilities such as tennis, racquetball and basketball courts; swimming pools and spas; gathering spaces such as courtyards, 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 width.
- **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 publicly accessible open space on a site shall not overlap but may be abutting.
- **e.** 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:

Continued on following page.

A.5. Open Space, Continued

DESIGN GUIDELINES	DESIGN STANDARDS
Multi-Family and Townhouse Style, Continued	**Multi-Family and Townhouse Style, Continued**
	S3. *Continued* **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.
G4. 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.	**S4.** Outdoor Private Space. Attached and directly accessible outdoor private space of no less than 80 square feet in area shall be provided for all dwelling units. The minimum dimension(s) of the outdoor private space shall be 6 feet in each direction. 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 standard **7.0112.B.3.S7**. **b.** Dwelling units above ground level. The outdoor private space shall provide privacy walls, screens, or fences from adjacent units.

A.5. Open Space, Continued

DESIGN GUIDELINES

Multi-Family and Townhouse Style, Continued

G5. Visibility of Common Areas and Streets. Communal gathering areas shall be in a central 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.

G6. 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.

Continued on following page.

DESIGN STANDARDS

Multi-Family and Townhouse Style, Continued

S5. 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; 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.

S6. Children's Play Area. A minimum of 50 percent of the minimum required shared open space (per standard **7.0112.A.5.S3**) shall be a children's play area. Developments with less than four units and Elderly Housing 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

Continued on following page.

A.5. Open Space, Continued

DESIGN GUIDELINES	DESIGN STANDARDS

Multi-Family and Townhouse Style, Continued

G6. *Continued*

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.

Multi-Family and Townhouse Style, Continued

S6. *Continued*

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 shall be enclosed by one or a combination of any of the following: a 2.5 feet to 3 feet 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.6. Landscaping

Intent: To integrate landscaping into open spaces, auto parking areas, and general site design to contribute to an attractive and sustainable development that respects and enhances the natural and urban environment.

Applicable Corridor District Design Principles:

A. Site Planning
B. Sustainability
E. Landscaping
H. Parking

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.
- **c.** Trees shall be secured upon installation to avoid toppling and damage from strong winds.

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**
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.
G4. Parking Area Landscaping. Auto 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 provide shading of hardscape areas, reducing the heat island effect of the area.	**S4.** Parking Area Landscaping. The minimum percentage of auto parking area landscaping shall be 15 percent of the total parking area, including driveways and aisles. **a.** Landscaped areas counting toward this requirement shall include parking area perimeter buffers, landscape islands or landscape 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 landscaped area shall be covered with trees, shrubs, and continuous ground cover (lawn, low evergreen shrubs, or evergreen ground cover). **c.** Landscaped areas which include stormwater infiltration areas shall utilize appropriate plant materials. **d.** All parking area landscaping shall be designed to ensure autos 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.

A.6. Landscaping, Continued

DESIGN GUIDELINES

All Development, Continued

G5. Parking Area Perimeter Screen Landscaping. Parking areas shall be buffered from streets and primary internal drives with landscaping that provides definition to pedestrian areas and screens parking. The dimension of the parking lot landscape buffer shall be adequate to screen the parking and mitigate its visual impact from the street. Perimeter screening shall be layered to provide visual interest, definition of pedestrian areas, and screening at various heights.

DESIGN STANDARDS

All Development, Continued

S5. Parking Area Perimeter Screen Landscaping. When located adjacent to a street or primary internal drive, the auto parking area shall be buffered by a landscaped perimeter no less than 8 feet in width consisting of trees, shrubs, decorative fencing or walls, and ground level plantings in a layered configuration (**Figure A.6.S5.a**). This parking buffer/ perimeter screening shall be located adjacent to the sidewalk of the street or primary internal drive. Decorative fencing or walls may be included in place of required shrubs in the landscape buffer. When adjacent to driveways and/or intersections, perimeter screening shall be subject to the standards for clear vision areas.

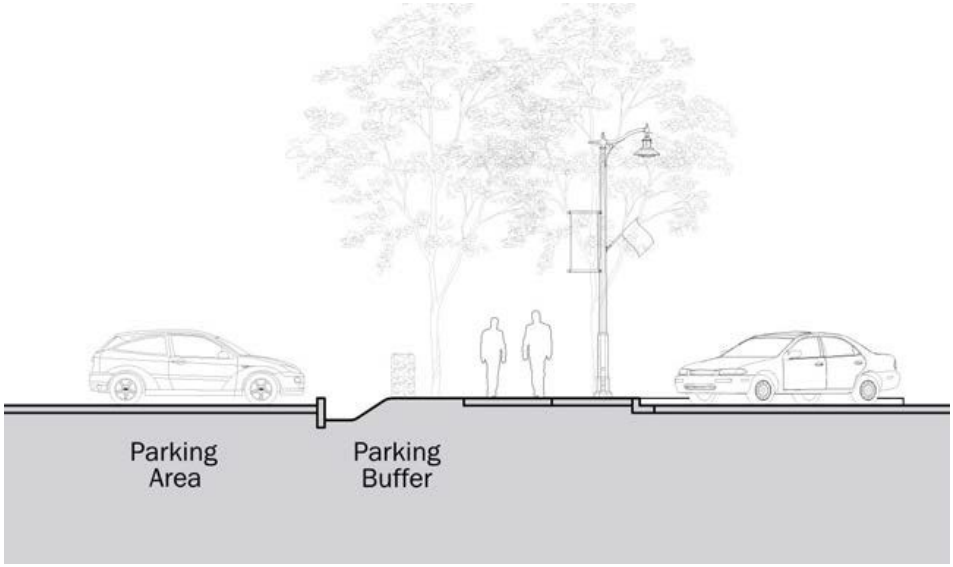

Fig. A.6.S.5-2: Potential design of parking area perimeter screening landscaping, with ground level plantings, trees, shrubs and a low wall.

A.6. Landscaping, Continued

DESIGN GUIDELINES	DESIGN STANDARDS
All Development, Continued	**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, but not limited to, LEED™ for Neighborhood Development to conserve natural resources, reduce carbon emissions, and promote interaction between site users.	**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 site 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.** 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). **e.** At least 50 percent of all exterior site hardscape, including surface 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).
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.

A.6. Landscaping, Continued

DESIGN GUIDELINES	DESIGN STANDARDS
All Development, Continued	**All Development, Continued**
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. Water Conservation. Landscape and stormwater strategies that reduce water use shall be included in all developments.	**S9.** 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.
G10. 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 site.	**S10.** 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.

A.6. Landscaping, Continued

DESIGN GUIDELINES

All Development, Continued

G11. Landscape Maintenance. The **7.0112.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. Site Landscaping. 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.** Site Landscaping. 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. **a.** In all districts except Corridor Mixed Use, a minimum of 15 percent of the net site area shall be landscaped. **b.** In the Corridor Mixed Use district, a minimum of 20 percent of the net site area shall be landscaped.

A.6. Landscaping, Continued

DESIGN GUIDELINES	DESIGN STANDARDS
Multi-Family and Townhouse Style	**Multi-Family and Townhouse Style**
G13. Site Landscaping. 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.	**S13.** Site Landscaping. A minimum of 20 percent of the net site area shall be landscaped. A paved internal walkway, when integrated within the landscaped area, may satisfy up to 5 percent of this requirement. All landscaped setback areas, buffers, landscaped open spaces, eco-roofs, vegetated stormwater facilities, preserved natural areas, and planter areas may be credited toward the minimum landscape standard.
G14. Setback Landscaping. The landscape plan shall provide sufficient vegetation including trees in the setback areas to create an attractive site and to buffer uses.	**S14.** Setback Landscaping. All required setbacks 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	DESIGN STANDARDS
Multi-Family and Townhouse Style, Continued	**Multi-Family and Townhouse Style, Continued**
G15. 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.	**S15.** Fencing. Fences or walls shall not exceed 4 feet in height when located in a required front yard 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 yard of each lot. The structure shall not exceed 10 feet in height, with a maximum depth or width of 6 feet.
Additional Standards for Townhouse Style	**Additional Standards for Townhouse Style**
G16. Driveway Landscaping. Landscaping or other treatments between driveways shall be utilized to break up continuous pavement and provide separation and rainwater infiltration opportunities.	**S16.** Driveway Landscaping. Landscaping, including trees, shrubs, or ground cover, shall be utilized in the space between driveways that have not been ganged together.

A.7. Lighting

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

Applicable Corridor District Design Principles:

A. Site Planning
C. Safe Design

TABLE 7.0112.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 **7.0112.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 environment that promotes safety.

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 7.0112.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 7.0112.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. 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 features which add depth, detail, and interest to facades; establishing prominence in sections of the facade which are highly visible from surrounding public spaces and streets, while also reducing the visual scale of building facades to the human scale.

Applicable Corridor District Design Principles:

I. Design Excellence and Architectural Expression
J. Prominence and Hierarchy
K. Building Form and Articulation

DESIGN GUIDELINES

All Development

G1. Highly Visible Façade Sections. Important facade sections, including those adjacent to the intersection of two streets, should have forms which are distinct from adjacent wall sections, responding to highly visible areas of the site.

DESIGN STANDARDS

All Development

S1. Highly Visible Façade Sections. For all development, excluding townhouse style development, building corners that front intersections of streets and/or facade sections that terminate the view down a right-of-way or primary internal drive shall include at least one of the following design elements:

- **a.** Include one of the following profiles (in plan view), depicted in **Figure B.1.S1**:
  - **i.** Curved or hinged corner or wall section;
  - **ii.** A form which is projected or recessed from both abutting facades; or
  - **iii.** Beveled or mitered corner.
- **b.** For a multi-story building, a structural canopy a minimum of 4 feet in depth that wraps the corner of the building for a minimum of 10 feet in each direction, and that provides weather protection for a building entrance.
- **c.** A tower form or increased parapet height with an increase in height no less than 10 percent of the abutting wall or parapet height.

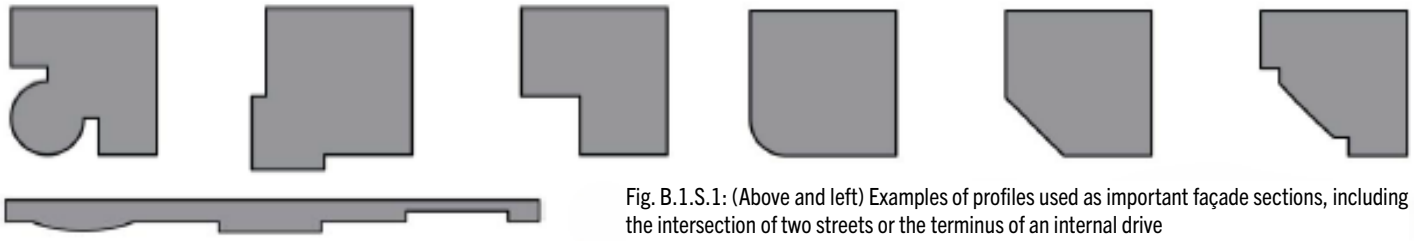

Fig. B.1.S.1: (Above and left) Examples of profiles used as important façade sections, including the intersection of two streets or the terminus of an internal drive

B.1. Building Massing and Articulation, Continued

DESIGN GUIDELINES	DESIGN STANDARDS
All Development, Continued	**All Development, Continued**
G2. Colonnades. Arcades or colonnades shall be integrated into the overall design of the building. Walkways beneath arcades/ colonnades shall be of sufficient width to accommodate anticipated pedestrian traffic. Arcades/colonnades shall be designed to limit or prevent dark spaces on facades beneath it.	**S2.** Colonnades. When used, colonnades (or arcades) shall have an unobstructed internal walkway clearance a minimum of 10 feet in width. Arcade ceilings shall be a minimum 15 feet tall. Buildings with arcades may exceed the maximum building setback to achieve the minimum colonnade depth. The square footage under the arcade may count toward the building square footage in calculating whether the project meets the minimum floor area ratio standard.
Multi-Family	**Multi-Family**
G3. Façade Depth. Buildings shall utilize massing strategies which create depth and add interest to the facade. Changes in depth shall relate to building design and be sufficient to provide surface relief, depth, shadows, and visual distinction between wall planes.	**S3.** Façade Depth. Street-facing elevations for buildings, not including townhouse style, shall be divided into wall planes that reflect living unit modules. Wall planes over 750 square feet shall be divided into distinct planes. This can be achieved by: **a.** Incorporating porches, balconies, or decks into the wall plane; **b.** Recessing or projecting the building facade a minimum of 2 feet over 6 feet in width; or by **c.** Projecting an architectural bay a minimum of 2 feet from the facade.
G4. 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.	**S4.** Massing. Long walls shall incorporate structural exterior wall offsets, projections, and/or recesses as a means of reducing the scale and improving the appearance of the building. 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.

B.1. Building Massing and Articulation, Continued

DESIGN GUIDELINES	DESIGN STANDARDS
Additional Standards for Townhouse Style	**Additional Standards for Townhouse Style**
G5. Massing. Changes in massing and building design shall be used to create a visual distinction between adjacent units. Volumes shall reinforce a human scale, so pedestrians do not feel dwarfed by the building.	**S5.** Massing. Facades for townhouse style developments longer than 30 feet, which include units' primary entries, shall be reduced into smaller volumes as individual units. This shall be achieved with one of the following: **a.** Emphasize unit entries through a projecting or recessed form and/or change in materials; **b.** Provide a shift in massing between units of a minimum of 12 inches; or **c.** Provide a change in roof shape or pitch, corresponding to each unit.

B.2. Roof and Parapets

Intent: To create a visually interesting condition at the top of the building that enhances the quality and character of the building and contributes to creating a sustainable building design.

Applicable Corridor District Design Principles:

I. Design Excellence and Architectural Expression
M. Sustainable Architectural Design

DESIGN GUIDELINES	DESIGN STANDARDS
All Development	**All Development**
G1. 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.	**S1.** 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 of 78 or greater.
G2. Parapet Depth. Parapets shall not appear as flat or false extensions of building wall sections, but rather appear as distinct building masses and extend into the depth of the building.	**S2.** Parapet Depth. 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.

B.3. Entries

Intent: To promote pedestrian comfort, safety, and orientation by creating well-defined and welcoming building entries.

Applicable Corridor District Design Principles:

A. Site Planning
B. Building and Site Orientation
I. Design Excellence and Architectural Expression
L. Building Activity and Glazing

DESIGN GUIDELINES

All Development

G1. Weather Protection. All ground floor common entries or individual unit primary entrances shall include protection from the weather.

Commercial, Industrial and Institutional

G2. Entry Orientation. All building entries shall be visually prominent from the street and shall include a variety of design features and strategies that highlight these areas of the facade. Primary entries shall be more prominent than individual or storefront entries.

DESIGN STANDARDS

All Development

S1. Weather Protection. All entries shall incorporate arcades, roofs, covered porches, porticoes, recessed entries, and/or structural awnings to a minimum depth of 4 feet. Sheltered entries 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.

Commercial, Industrial and Institutional

S2. Entry Orientation. Each building shall provide at least one customer entry facing the primary street on which the building is located. The primary street shall be the street of highest classification or as determined by the Manager.

- **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.** If a building is located at the intersection of two streets where the streets are classified as a major or standard arterial, boulevard, or Design Street (see **Figure 7.0210**), a customer entry shall be located on the building corner facing the intersection or an entry shall be located on each street facing facade.
- **c.** Buildings with multiple ground floor tenant spaces located abutting the street shall provide a minimum of one customer entry per tenant space on the street facing facade.

B.3. Entries, Continued

DESIGN GUIDELINES	DESIGN STANDARDS
Commercial, Industrial and Institutional, Continued	**Commercial, Industrial and Institutional, Continued**
G3. Prominent Entries. Primary building entries shall be designed as a distinct, prominent element of the building, that compliments the remainder of the design. Entries shall include a variety of design features and/or a change in form of sufficient dimension to visually distinguish the entry from the remainder of the facade. Primary building entries shall be more visually prominent than individual storefront entries.	**S3.** Prominent Entries. Primary building entries features shall include a minimum of two of the following:: **a.** A visible change in building form from adjacent façade sections, which includes a change in depth of at least 16 inches; **b.** Oversized entry door(s) with a minimum height of 8 feet; **c.** Change in material, color, texture, pattern, or articulation; **d.** Change in roof or canopy form such as, but not limited to, a projecting, curved or sloped design; **e.** Distinct and decorative stone, masonry, or tile paving pattern on the adjacent private sidewalk section; **f.** Entry courtyard with a minimum area of 100 square feet with year-round site furnishings such as benches, tables, and sitting areas; **g.** Light fixtures flanking both sides of the door; **h.** Planters (in-ground or above ground) with year-round landscaping framing the entry.
G4. Operable Entries. Entries shall meet the requirements of **Section 7.0112.B.3.S4**.	**S4.** Operable Entries. Primary building entries shall be open to the public during all business hours.

B.3. Entries, Continued

DESIGN GUIDELINES

Multi-Family and Townhouse Style

G5. Entry Orientation. Buildings shall be located with the primary facade and entries oriented to the street or a street-facing open space such as a courtyard.

DESIGN STANDARDS

Multi-Family and Townhouse Style

S5. Entry Orientation. Buildings abutting a street shall be accessed from and have entries oriented to the street. For the purpose of this standard, "abutting a street" means that a façade is located between the minimum and maximum front or street-side setbacks.

- **a.** The primary entry or entries for all ground-floor units abutting a street shall open directly onto the street, not to the interior of the site or to a parking lot. Secondary entrances may face parking lots or other interior site areas. The primary entry for dwellings with frontage on both a street and an alley shall be oriented to the street, not to the alley.
- **b.** For buildings with a central courtyard space opening to the street, the primary entry or entries for all ground-floor units abutting the street or courtyard shall open directly to the street or onto the courtyard. Secondary entrances may face parking lots or other interior site areas.
- **c.** Where a building is on a corner lot that fronts two abutting streets, a dwelling unit at the corner of the building needs to have its primary entry oriented to a minimum of one of the streets.
- **d.** The shared entry to a building shall be oriented toward the street 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.
- **e.** Residential amenity buildings, such as recreation or community centers, which abut a street shall provide an entry facing the street.

B.3. Entries, Continued

DESIGN GUIDELINES

Multi-Family and Townhouse Style, Continued

G6. 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 and Townhouse Style, Continued

S6. 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. Corner entries;
ii. Recessed entry (minimum of 12 inches from the surrounding wall plane);
iii. Projecting entries (minimum of 12 inches from the surrounding wall plane), including porches, canopies, and articulated lintels above the doorway;
iv. Pilasters or columns supporting and/or framing the entrance;
v. Elevated entries (a minimum of 6 inches) with transparent railing on stairways that are compatible with the architecture;
vi. Glazing (e.g., sidelights, transom window) framing the entry;
vii. An entry courtyard a minimum of 40 square feet. The courtyard shall provide year-round site furnishings such as seating, landscape features, and pedestrian scaled lighting features;
viii. 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 7.0112.A.6**;
ix. Landscape feature, such as a trellis, arbor, water feature, or walkway paving that is differentiated from other paving in terms of material, color, pattern, or texture.
x. Year-round site furnishings, including benches, tables, and sitting areas.

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	DESIGN STANDARDS
Multi-Family and Townhouse Style, Continued	**Multi-Family and Townhouse Style, Continued**
G7. Entry Connections. Walkways shall provide connections between entries, the on-site pedestrian circulation system, and sidewalks on abutting streets.	**S7.** Entry Connections. Developments with multiple ground floor units whose entries face the street, such as multifamily and townhouse style units, shall provide a walkway or stairs from the sidewalk to the front door of each street-facing ground floor unit. The connection shall be a minimum of 5 feet wide. Abutting connections may be ganged to maximize landscape area.
G8. Sense of Privacy. The entry area and/or setback area shall provide a sense of privacy for the residents.	**S8.** Sense of Privacy. Where a ground floor residential unit fronts, 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 a minimum 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 of 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 a minimum 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.

B.3. Entries, Continued

DESIGN GUIDELINES

Multi-Family and Townhouse Style, Continued

G9. Public-Private Transition Area. The development shall provide a sense of privacy for the residents and a distinction between the public sidewalk realm and the private unit realm.

DESIGN STANDARDS

Multi-Family and Townhouse Style, Continued

S9. Public-Private Transition Area. Transition between the public sidewalk and semi-public areas (i.e., shared on-site circulation and open space) to private areas (including building and unit entry areas, porches, patios, etc.) shall be identified in a minimum of one of the following ways:

- **a.** Changes in paving material;
- **b.** Changes in paving color;
- **c.** Changes in paving pattern or texture;
- **d.** Changes in elevation; or
- **e.** Changes in landscaping (plant selection and/or design).

B.4. Façade Composition and Ground-Level Details

Intent: To create a harmonious building facade that respects neighboring buildings through the use of architectural elements and timeless architectural principles.

Applicable Corridor District Design Principles:

I. Design Excellence
K. Building Form and Articulation
M. Sustainable Architectural Design

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	DESIGN STANDARDS

All Development, Continued

G2. Equipment Screening. The **7.0112.B.4.S2** standard shall be met. Utilities shall be screened from the public realm and the internal public or private areas.

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 **Article 4** 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 8 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

All Development, Continued

G3. 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.

DESIGN STANDARDS

All Development, Continued

S3. Building Sustainability. A minimum of two of the following shall be used:

- **a.** Orient the long axis of the building(s) 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 a minimum 20 percent of the footprint for all new buildings;
- **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;
- **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.

Continued on following page.

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

DESIGN GUIDELINES	DESIGN STANDARDS
All Development, Continued	**All Development, Continued**
	S3. *Continued* **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.
G4. Building Base. Buildings shall feature an architecturally distinct base to address and enhance the meeting of the building and ground. Building bases shall be visually distinct and of a size which achieves visually pleasing and appropriate proportions.	**S4.** Building Base. Except for single story structures, and townhouse style development, building facades shall include design elements that establish a base. **a.** Building bases shall consist of a visible change in the building facade and include a change in material, texture, pattern, ornamentation, or a change in depth no less than 4 inches. The required change in depth for bases may be reduced to 2 inches when they intersect other articulating features, such as pilasters, in order to provide visual distinction. **b.** The base shall be a minimum height no less than 5 percent of the facade height, or 3 feet, whichever is greater, and shall not exceed 20 percent of the facade height. Multi-story buildings of three levels or greater may have a building base equal to the wall area attributed to the first floor. **c.** A landscape area at the base of the building with 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 base treatment shall be located on a majority of the length of each building facade and shall wrap all building corners visible from streets.

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

DESIGN GUIDELINES

Commercial, Industrial and Institutional

G5. Façade Depth. The building shall utilize design strategies which effectively add depth to the building and wall planes.

- **a.** Articulating elements shall provide surface relief, depth, and shadows to the facade by being recessed or projected.
- **b.** Changes in building depth shall reinforce and create a consistent street wall.

DESIGN STANDARDS

Commercial, Industrial and Institutional

S5. Facade Depth.

- **a.** Facades visible from streets or those with customer entries shall utilize one of the following strategies:
  - **i.** A repeating pattern of wall recesses and/or projections that has a relief of at least 16 inches (such as recessed structural bays or recessed window openings between columns). Wall recessions and/or projections shall be at intervals not greater than every 30 feet.
  - **ii.** Changes in wall planes with an offset of at least 24 inches at intervals that respond to the building module. These changes in wall plane shall occur at intervals of not less than 25 feet and not more than 100 feet.
- **b.** Wall recesses, projections, and offsets shall be no less than 75 percent of the height of the wall area attributed to the ground floor use (including the parapet on a single story building).

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

DESIGN GUIDELINES

Commercial, Industrial and Institutional, Continued

G6. Façade Articulation. Design elements shall occur at regular spacing which responds to dimensions and proportions of the building, establishing a rhythm on the facade.

- **a.** Building articulation shall establish a vertical-orientation in the façade with complimentary horizontal details, visually reducing the scale of the wall into several smaller lengths.
- **b.** Building articulation shall create a human scale within the building and shall place emphasis on enhancing the pedestrian levels of facades adjacent to streets or parking areas.
- **c.** Articulating features shall use a combination of changes of materials, plane, fenestration, detailing and the establishment of vertical and horizontal datums.

DESIGN STANDARDS

Commercial, Industrial and Institutional, Continued

S6. Façade Articulation. All facades shall include repeating design elements at regular spacing which does not exceed 30 feet along the length and/or height of the facade. These design elements shall be present for a minimum of 80 percent of the facade length.

- **a.** Buildings shall utilize a minimum of two of the following options, each at the spacing specified above:
  - **i.** Columns, pilasters or reveals at least 16 inches in width which follow the building module.
  - **ii.** Belt courses or other horizontal banding.
  - **iii.** Major vertical mullions of at least 6 inches in width on an all-glass facade which follow the building module.
  - **iv.** A repeating fenestration pattern including windows, window openings, and doors.
  - **v.** Integrated planters or landscape beds with a minimum width of 10 feet featuring trees and ground-level plantings at the required spacing.
  - **vi.** Pergolas, arcades, or colonnades.
  - **vii.** Awnings, canopies, or solar shades/reflectors placed over windows, doors, or outdoor spaces with a minimum depth of 4 feet.
  - **viii.** Other features approved by the Manager.
- **b.** The use of Option **S6.a.i** and Option **S6.a.ii** shall be counted as only one articulating element on facades facing a street and facades with customer entries. In this case, the use of an additional feature is required.
- **c.** Design elements used to articulate the facade and establish rhythm shall include a small change in depth no less than 4 inches from the adjacent wall plane. This dimension may be reduced to 2 inches on belt courses and horizontal banding.

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

DESIGN GUIDELINES	DESIGN STANDARDS
Commercial, Industrial and Institutional, Continued	**Commercial, Industrial and Institutional, Continued**
G7. Outdoor Sales Areas. When present, outdoor sales areas shall be designed as a permanent and integral component of the primary structure. The outdoor sales enclosure structure shall be of a sufficient height to appear as an element of the adjacent building.	**S7.** Outdoor Sales Areas. Outdoor sales areas shall share at least one common wall with the building it is associated with. Outdoor Commercial uses as defined in **Section 3.0239** are exempt from this standard. The outdoor sales area shall be enclosed by a decorative fence or wall or a greenhouse-type glazed structure. The enclosure shall be no less than the height of the finished ceiling of the first floor of the building it is associated with or 12 feet in height, whichever is less.
G8. Outdoor Storage Areas. Outdoor storage areas shall be enclosed and screened from view of public spaces through the use of attractive, pedestrian scaled elements such as landscaping or fencing.	**S8.** Outdoor Storage Areas. Outdoor storage areas visible from streets or primary internal drives shall be entirely screened by landscaping and/or fencing. Exceptions to this requirement include: new or used cars, cycles, and truck sales or rentals (but not including car parts or damaged vehicles); new or used boat sales; recreational vehicle sales; mobile homes sales; new or used large equipment sales or rentals; and florists and plant nurseries.
G9. Sustainability of large Developments. Developments shall utilize strategies that reduce water and energy usage attributed to site and building development, building use, and the transportation of building users while not detracting from good site and building design. Healthy and sustainable communities shall be created that incorporate "best practices", such as LEED™ for Neighborhood Development, to conserve natural resources and reduce carbon emissions.	**S9.** Sustainability of Large Developments. Developments with greater than 30,000 square feet of nonresidential floor area shall include a minimum of one of the following: **a.** A vegetated roof surface comprising a minimum of 30 percent of the roof area; **b.** Solar energy panels comprising a minimum 20 percent of the total roof area of all new buildings. 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 (see solar energy standards in **Article 4** and **Section 10.0900**); **c.** A system that collects rainwater from a minimum of 50 percent of the total roof area for reuse (e.g., site irrigation or gray water reuse); *Continued on following page.*

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

DESIGN GUIDELINES	DESIGN STANDARDS
Commercial, Industrial and Institutional, Continued	**Commercial, Industrial and Institutional, Continued**

S9. *Continued*

- **d.** Skylights or other daylighting system which illuminates 75 percent of the building floor area, with skylights occupying a minimum of 3 percent of the roof area with spacing between skylights not greater than 1.4 times the ceiling height;
- **e.** Provide a minimum of two electric vehicle (EV) charging ports;
- **f.** Source sustainable and local building materials from within 500 miles of the development site for no less than 20 percent of the total construction materials;
- **g.** Preserve no less than 50 percent of existing regulated trees on site (a minimum of 4 trees). Preserved trees must be healthy as determined by a consulting arborist, a qualified arborist, or a registered consulting arborist;
- **h.** Preserve all Natural Resource areas on-site, minimum one quarter acre;
- **i.** Provide an increase in site landscaping. The minimum required percentage of landscaping for a site, per standard **7.0112.A.6.S12.a** and **S12.b**, shall be increased to 20 and 25 percent, respectively;
- **j.** Provide additional hardscape shading. After 5 years, a minimum of 35 percent of hardscaped areas on site shall be shaded by trees and/or structures. Determination shall be based upon expected growth of the selected trees and calculated at noon on the summer solstice.
- **k.** 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

Multi-Family and Townhouse Style

G10. Blank Walls. Blank, windowless walls are prohibited when facing a street unless required by the Building Code. When required by Building Code, alternative design strategies shall be utilized to create visual interest and depth on the facade.

DESIGN STANDARDS

Multi-Family and Townhouse Style

S10. Blank Walls. Blank, windowless walls are prohibited when facing a street unless required by the Building Code. If a blank wall greater than 40 feet long is required by Building Code, a minimum of one of the following shall be incorporated throughout the length of the wall:

a. A trellis or trellises that cover a minimum 40 percent of the blank wall with vines planted that will grow vertically. The plantings shall be at least 4 feet tall or cover at least 50 percent of each trellis at the time of planting.

b. Patterned tile work that covers an area at least 40 percent of the blank wall, and is 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.

B.5. Transparency

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

Applicable Corridor District Design Principles:

I. Design Excellence and Architectural Expression
J. Prominence and Hierarchy
L. Building Activity and Glazing
M. Sustainable Architectural Design

DESIGN GUIDELINES

All Development

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

- **a.** Features used to satisfy transparency requirements shall remain transparent and add visual interest to the facade.
- **b.** Window shall be maintained free of items which significantly limit the visual connection between interior and exterior spaces.

Design site features to ensure natural surveillance from the building to adjacent commonly used outdoor spaces.

DESIGN STANDARDS

All Development

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.

B.5. Transparency, Continued

DESIGN GUIDELINES	DESIGN STANDARDS
Commercial, Industrial and Institutional	**Commercial, Industrial and Institutional**
G2. Window Depth. Window recesses shall be sufficient to support facade articulation and provide surface relief, depth, and shadow.	**S2.** 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.
G3. Street Facing Transparency. Buildings shall have high levels of transparency at the pedestrian level on facades which face the street.	**S3.** Street Facing Transparency. **a.** Buildings shall have a pedestrian level transparency zone utilizing clear glass between the heights of zero and 12 feet for no less than 50 percent of facades facing streets. **b.** Live-work units shall be composed of clear glass for a minimum of 30 percent of the ground floor between the heights of 0 feet and 12 feet. **c.** Secondary Street facades. For Commercial, Institutional and Industrial uses with multiple street frontages, the pedestrian level transparency requirement for facades other than the primary street frontage may be reduced by up to 25 percent. For example, where a commercial use must provide 50 percent transparency per the above standard, the 50 percent requirement will be required on the primary street frontage. The other street facing facades will be required to provide a minimum 25 percent transparency in the pedestrian transparency zone.

B.5. Transparency, Continued

DESIGN GUIDELINES	DESIGN STANDARDS
Commercial, Industrial and Institutional, Continued	**Commercial, Industrial and Institutional, Continued**
G4. Non-Street Facing Transparency. Non-street facing facades that have customer entries shall have sufficient levels of transparency to improve the appearance of the facade and allow for natural surveillance of the parking area.	**S4.** Non-Street Facing Transparency. Non-street facing facades with customer entries shall have a pedestrian level transparency zone utilizing clear glass between the heights of zero and 12 feet for 30 percent of the wall area within 30 feet of the entry (as measured from the center of the doorway). The length of this enhanced transparency zone may be reduced to the end of the tenant space that utilizes the entry if the transparency zone extends beyond that tenant's space. **a.** Outside the enhanced transparency zone, buildings shall have a pedestrian level transparency zone utilizing clear glass between the heights of zero and 12 feet for no less than 17 percent of facades with customer entries.
G5. 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.	**S5.** Display Windows. Display windows that do not provide views into the building may count towards up to 25 percent of the pedestrian level transparency requirement 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.
Multi-Family	**Multi-Family**
G6. Street Facing Transparency. Windows shall be used to provide articulation, visual interest, and visibility onto the street.	**S6.** Street Facing Transparency. For multifamily developments, not including townhouse style, windows and/or doors utilizing clear glass shall occupy a minimum of 25 percent of the total street-facing facade.

B.5. Transparency, Continued

DESIGN GUIDELINES	DESIGN STANDARDS
Multi-Family and Townhouse Style	**Multi-Family and Townhouse Style**
G7. Parking Structure Screening. Openings between interior and exterior spaces that do not contain glass may count toward the transparency requirement when adequately screened to limit views into parking structures.	**S7.** Parking Structure Screening. When structured parking (including tuck under parking) is present, openings abutting the street or primary internal drive without glass but utilizing metal screening that is 50 to 70 percent sight obscuring of views into the parking structure may be used to meet the transparency requirement per **Section 7.0112.A.4.S4.a.iii** for the portions of the facade occupied by the parking structure or tuck under parking area.
G8. Window Depth. Windows shall be designed to create depth and shadows and to emphasize wall thickness and give expression to residential buildings.	**S8.** 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.
G9. Energy Conservation. Buildings shall be designed to conserve energy.	**S9.** 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 Style	**Additional Standards for Townhouse Style**
G10. Street Facing Transparency. Street facing facades shall provide sufficient levels of clear glazing to ensure articulation on the façade, daylighting of interior spaces, and visibility onto the street.	**S10.** Street Facing Transparency. Street facing facades shall include those facades facing a street, but not an alley. Windows and/or doors utilizing clear glass shall occupy a minimum of 17 percent of the total street facing facade. 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.

B.6. Materials

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

Applicable Corridor District Design Principles:

I. Design Excellence and Architectural Expression
M. Sustainable Architectural Design
N. High Quality Materials

DESIGN GUIDELINES

All Development

G1. Materials.

- **a.** The predominant building material(s) shall be high-quality, durable, and attractive.
- **b.** The predominant building material may be complimented with other secondary materials which may be used in limited areas of the facade to highlight architectural features.
- **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. Materials Not Permitted. The **7.0112.B.6.S2** standard shall be met.

DESIGN STANDARDS

All Development

S1. Materials.

- **a.** Primary building materials shall be utilized on a minimum of 65 percent of each individual building facade.
- **b.** Secondary building materials are prohibited as primary cladding on individual building facades and shall not be allowed on more than 35 percent of each individual building facade.
- **c.** Accent building materials are permitted as accent materials on no greater than 5 percent of each individual building facade (e.g., flashing, projecting features, ornamentation, etc.).

S2. Materials Not Permitted. Materials identified as prohibited in **Table 7.0112.B.6**. shall not be used.

Table 7.0112.B.6: Primary, Secondary, Accent and Prohibited Materials

Material **P= Primary, S = Secondary, A = Accent, N = Prohibited**	**Commercial, Institutional, Industrial, or Mixed-Use**	**Multi-Family/ Shared Housing Facility**
Brick (full dimensional)	P	P
Stone/Masonry[1]	P	P
Stucco[2]	P	P
Factory or Naturally Finished Flat, Profiled, Fluted or Ribbed Metal[3] Panels	P	P
Glass (transparent and spandrel)	P	P
Finished Wood, Wood Veneers and Wood Siding	S	P
Fiber Reinforced Cement Siding and Panels	S	P
Ceramic Tile	S	P
Concrete Blocks with Integral Color (ground, polished or glazed finishes)	S	S
Concrete (poured in place or precast)	S	S
Standing Seam Metal[3]	S	S
Glass Block	A	P
Concrete Blocks with Integral Color (split face finish)	A	A
Sheet Pressboard	A	S
Gypsum Reinforced Concrete (for trim elements)	A	A
Corrugated Metal	A	S
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 7.0112.B.6 Notes:

1. Stone shall not be manufactured 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 a 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.