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SECTION 7.0500 ROCKWOOD DESIGN DISTRICT

GENERAL

7.0501 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.

As part of the 2011 Council Work Plan, the Rockwood Design Standards and Guidelines augment existing Code regulations which apply to the area. These Design Guidelines and Standards provide Rockwood with the regulations that identify good site and building design thereby facilitating the development of high-quality, attractive, innovative, sustainable and livable developments that foster a true sense of community. In 2026, as part of the Development Code Process Update project, the Rockwood Design Standards and Guidelines were updated to include clear and objective residential design standards, including standards for townhouse development, separate from the Corridor Design District standards.

7.0502 APPLICABILITY

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

Section 7.0501- 7.0512 shall apply to:

- Commercial uses;
- Mixed-Use development;
- Multi-Family/Shared Housing Facility uses;
- Townhouses; and
- The following institutional uses: Civic Uses, Community Services, Medical Religious Institutions, and Schools.

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B. Exceptions. **Section 7.0501-7.0512** do not apply to:

- Single detached dwellings, duplexes, triplexes, and quadplexes (for these developments, see Section 7.0420);
- Cottage clusters (for these developments, see **Section 7.0440**); Industrial uses permitted in SC-RJ (for these developments, see standards for GI in **Sections 4.0330-4.0331**);
- Industrial uses in Station Center-Ruby Junction (SC-RJ) overlay, see **Table 4.0420** Footnote 14;
- Transit shelters;
- Park-and-ride facilities;
- Recycling drop boxes;
- 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 open space, including park-related structures such as picnic shelters and public restrooms in public parks;
- Conversion of a hotel or motel to an emergency shelter or to affordable housing under **Section 10.0420**;
- Cemeteries and mausoleums;
- Basic utilities and public facilities (as described in **Appendix 5**);
- Sewerage or drainage system structures;
- Water system structures;
- Helicopter landing facilities;
- Wireless communication facilities;
- Temporary, Intermittent, and Interim uses; and
- Similar uses/structures as determined by the Manager.

C. Existing Development:

- Guidelines and standards in **Section 7.0512(A)** Site Design 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.
- Guidelines and standards in **Section 7.0512(B)** Building Design apply to existing buildings as indicated by the standards under the "Existing Development" heading in those sections.
- For Sections **7.0512(A)** and **(B)**, site and building modifications needed to comply with **Section 8.0200** shall comply with applicable guidelines and standards.

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DESIGN REVIEW

7.0510 DESIGN REVIEW PROCESS

A. Projects subject to design review are either brought before the Design Commission or administered by the Manager. Either the Design Commission or the Manager shall make findings and decisions concerning conformance with the design standards 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 7.0512** (choosing to follow one or more guidelines) means the application is using the Discretionary Track.

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 7.0512**. 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 Rockwood design regulations apply to two primary areas, the Rockwood Triangle Area and the Outside Triangle Area, to recognize the unique characteristics of the two areas. See **Figure 7.0510(B)**.

- **Rockwood Triangle Area.** The Rockwood Triangle Area is defined as the Triangle Area bounded by Stark Street on the south, Burnside on the north, 181st on the west and 190th on the east. This area is located in the center of Rockwood and is to be the cultural and social hub of Rockwood. The Triangle Area is a true community of residences and smaller scale services in a walkable, pedestrian-oriented environment with integrated open spaces.
- **Outside Triangle Area.** The Outside Triangle Area includes all areas outside the Rockwood Triangle Area but still within the Rockwood Design District.

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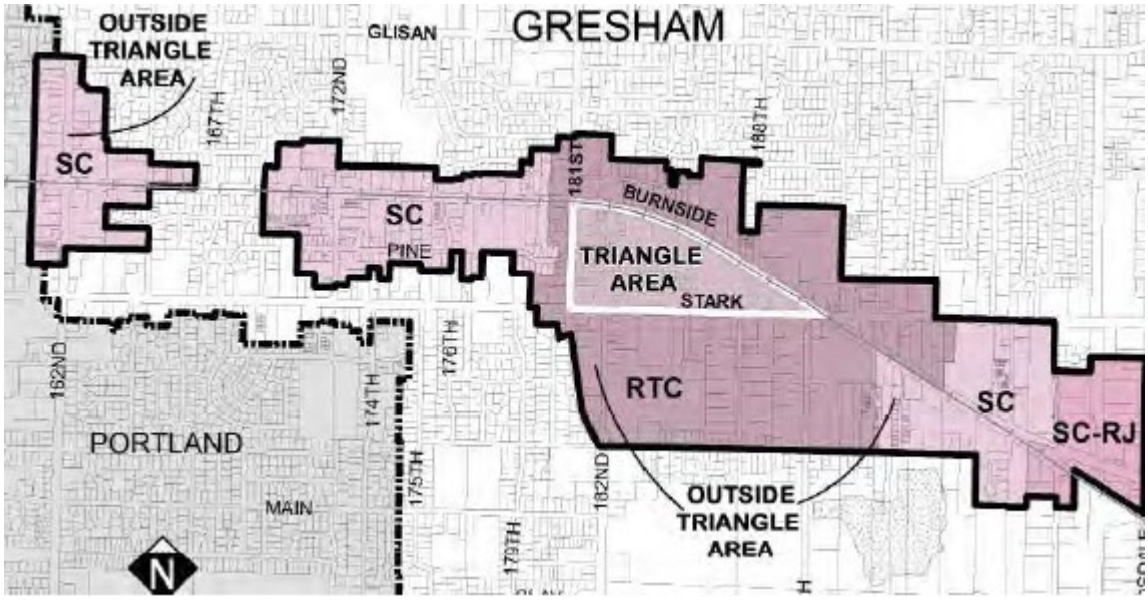
Figure 7.0510(B): Inside and Outside the Triangle Map



Within each of those two areas there are Design Principles, and two categories of Guidelines and Standards.

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.

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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.

Guidelines and standards labeled with "INSIDE THE TRIANGLE" apply inside the triangle shown in **Figure 7.0510(B)**. Guidelines and standards labeled with "OUTSIDE THE TRIANGLE" apply in the design district but only outside the triangle in **Figure 7.050(B)**. Guidelines and standards with neither of those labels apply both Inside and Outside the Triangle.

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. **Exceptions.** Development within the Rockwood 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).
    c. **Section 7.0430:** Townhouse Design Standards.
    d. **Section 9.0100:** Buffering and Screening Requirements: Except as provided in **Table 4.0430.**
6. **Conflicts.** In the case of a conflict between **Section 7.0500** and other applicable Code sections, the standards in **Section 7.0500** shall supersede.

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7.0511 CORRIDOR DESIGN DISTRICT DESIGN PRINCIPLES

Site Design Principles:

A. Physical Environment: Create a physical environment that fosters a positive image of Rockwood and embraces its unique character thereby allowing businesses to thrive and prosper.

B. Sustainability: Implement measures that promote the efficient use of land and resources by conserving and protecting trees, water and topography; reducing pesticide use; maximizing surface water infiltration; promoting energy conservation; promoting resident health; and other sustainability measures.

C. Safe Design: Design buildings, streets and public places that are safe and inviting for residents and visitors.

D. Transportation Modes: Encourage multimodal design to support transportation choices and access opportunities.

E. Open Space: Develop open spaces where they are needed most and improve access to existing and future parks and public spaces.

F. Landscaping: Incorporate landscape elements such as trees, shrubs, and groundcover into a sustainable landscaping plan that provides an attractive green setting for Rockwood while reinforcing the architecture and softening the building scale.

G. Compatibility: Respect stable neighborhoods.

Building Design Principles:

H. Architectural Quality: Create aesthetically pleasing, durable architecture for developments that contributes to the sense of place.

I. Sustainable Architectural Design: Promote sustainable architectural design that promotes energy efficiency, conservation of resources and other sustainability measures.

J. Rehabilitation: Accommodate rehabilitation of existing structures and sites where the structures and sites will contribute in a positive manner to the desired urban form of Rockwood.

K. Housing Variety: Improve the variety of housing types for current and future Rockwood residents.

L. High-Quality Materials: Utilize building materials that are of the highest quality and permanence, and that build a sense of place for Rockwood.

Exhibit D

7.0512 CORRIDOR DESIGN DISTRICT DESIGN GUIDELINES AND STANDARDS

Headings in **Section 7.0512** apply as follows (except as exempted in Section 7.0502(B)):

- **All Development:** All developments, except townhouses and the industrial uses permitted in the Station Center-Ruby Junction land use district.
- **Commercial and Institutional:** All developments that are commercial (including live work units) or institutional uses, including commercial or institutional uses 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.
- **Townhouse:** Townhouse and, where noted, Townhouse Style Multifamily.

For mixed-use developments, guidelines and standards under the Commercial and Institutional headings apply to those parts of the building and site designed for those uses, and the guidelines and standards under multifamily and townhouse headings apply to those parts of the building and site designed for those uses. If any conflicts exist between the standards, the guidelines and standards under the Commercial and Institutional headings will supersede the guidelines and standards under the Multifamily and Townhouse headings. The “All Development” standards apply to the entire site and building, except for townhouse and industrial uses unless otherwise noted.

A.1. Integrated Site Design

Intent: To design sites in a manner that creates connections to surrounding properties and areas, reducing the distance required to access the site while encouraging walking and alternate modes of transportation. Block structures shall be used to break down the scale of the site, creating an environment which is comfortable for people and allows for improved infill development and redevelopment potential. Internal vehicular circulation shall accommodate pedestrian and vehicular access needs while providing amenities to improve the appearance of the development.

Applicable Rockwood Design Principles:

A. Physical Environment
B. Sustainability
D. Transportation Modes
E. Open Space
F. Landscaping
G. Compatibility

DESIGN GUIDELINES

All Development

G1. Future Street Plan. The **7.0512.A.1.S1** standard shall be met . The Standard and Guideline shall not be waived.

G2. Streets. The **7.0512.A.1.S2** standard shall be met. The use of a Primary Internal Drive meeting the standards of **Section 7.0512.A.1.S4** or a Public Connector Path meeting the standards of **Section 7.0512.A.1.S5**, may be used to meet cross circulation standards. Departures from the standard, may be considered by the Manager or Design Commission based on one or more items listed below:

Continued on following page.

DESIGN STANDARDS

All Development

S1. Future Street Plan. All new developments shall be designed in a manner that is consistent with and responds to the City's approved Future Street Plans. Future Street Plans are required if the project meets the applicability requirements in **Section 9.0702** and shall be prepared and approved in accordance with **Section 9.0700**.

S2. Streets. Streets shall be dedicated within the site and connected to adjacent streets with a maximum block length provided in **Sections 7.0512.A.1.S7** and **S8**.

A.1. Integrated Site Design, Continued

DESIGN GUIDELINES

All Development, Continued

G2. *Continued*

- **a.** Topography, right-of-way, existing construction or physical conditions, or other geographic conditions that impose an unusual hardship on the project applicant, and an equivalent alternative which can meet the intent of the Future Street Plan, as applicable; or
- **b.** A departure provides the opportunity for a public open space or other public amenity that would otherwise not be possible and does not create a significantly greater spacing than necessary to accommodate the amenity; or
- **c.** The location of an institutional use that requires a larger block size; or
- **d.** Primary internal drives are designed to look and function like public street.

G3. 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 **7.0512.A.1.S3.b** standard shall be met.

DESIGN STANDARDS

All Development, Continued

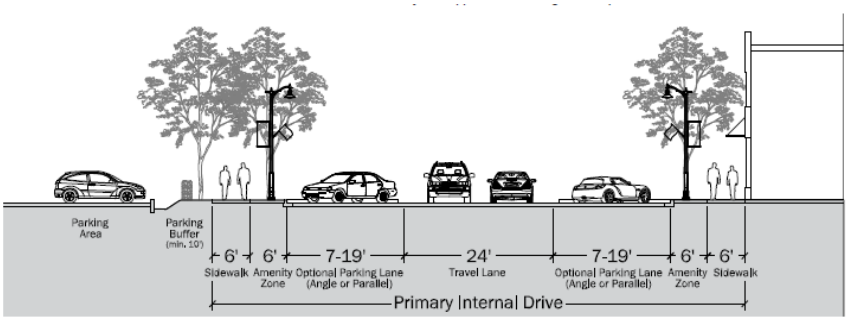

Fig. A.1.S.5: Section of Primary Internal Drive. Optional elements labeled as such.

S3. 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.

A.1. Integrated Site Design, Continued

DESIGN GUIDELINES

All Development, Continued

G4. Primary Internal Drives. Primary Internal drives and walkways shall function as pedestrian-friendly streets and establish a human scale block pattern.
Shared pedestrian/vehicle (woonerf) streets may be utilized.

- **a.** The **7.0512.A.1.S4.a** standard shall be met.
- **b.** Internal drives shall be designed to look and function like streets with planting strips, street trees, sidewalks, and parallel parking where appropriate per the Manager or Design Commission.
- **c.** Internal drives shall provide adequate space for a pedestrian circulation system.
- **d.** Internal drives shall allow for site and building access for emergency vehicles, when required by the Manager.
- **e.** Layout and design of internal drives shall relate to surrounding circulation patterns.
- **f.** Trees shall be planted along internal drives in a pattern consistent with those on streets.
- **g.** Internal drives shall be designed for safety, providing a convenient and accessible pedestrian circulation system.

Continued on following page.

DESIGN STANDARDS

All Development, Continued

S4. Primary Internal Drives. When sites utilize primary internal drives, pursuant to **Section 7.0512.A.1.G2**, the following standards shall apply:
Primary internal drives shall be consistent with the section shown in **Figures A.1.S5.a** and **b**.

- **a.** Primary internal drives shall consist of a minimum 18-foot, two-way drive lane, on both sides of which shall include a clear accessible walking route of a minimum 5 feet width provided in a sidewalk with a minimum width of either 5 feet or 6 feet.
- **b.** Where a 5-foot sidewalk is provided, there shall be a 5-foot wide amenity zone, where a 6-foot sidewalk is provided, there shall be a 4-foot wide amenity zone.
- **c.** 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.
- **d.** 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.
- **e.** Shade (canopy) trees shall be planted on primary internal drives in the amenity zone at an average tree spacing of 35 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.
- **f.** Pedestrian scaled lighting fixtures no taller than 18 feet shall be provided. Illumination levels shall be as specified in **Section 7.0512.A.7**.

Continued on following page.

A.1. Integrated Site Design, Continued

DESIGN GUIDELINES	DESIGN STANDARDS
All Development, Continued	**All Development, Continued**
G4. *Continued* **h.** When parking is present on internal drives, the amenity zone shall be appropriately designed and efforts shall be taken to ensure pedestrian safety when crossing the roadway. **i.** Visually distinct crosswalks shall be provided to enhance the appearance of the development.	**S4.** *Continued* **g.** When primary internal drives include parking, bump outs that extend the depth of the parking stall shall be provided to lessen crossing distances where internal walkways or connector paths cross primary internal drives. Landscaped areas that do not interfere with clear vision requirements and stormwater infiltration areas shall be included in areas of the bump outs not required for pedestrian use. **h.** 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.
G5. 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.	**S5.** Pedestrian Connections. If the length of frontage between streets or primary internal drives is greater than the maximum block length permitted (as provided for in **Section 7.0512.A.1.S7** and **S8**), a mid-block Public Connector Path, permitted pursuant to **Section 7.0512.A.1.G2**, shall connect to surrounding public spaces such as streets, primary internal drives, public open spaces, pedestrians pathways, trails, and nearby transit facilities. Public connector paths shall: **a.** Be fully accessible at all times to the public, and connect at grade to adjoining public sidewalks; **b.** Provide access 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.

A.1. Integrated Site Design, Continued

DESIGN GUIDELINES	DESIGN STANDARDS
Commercial and Institutional Development	**Commercial and Institutional Development**
G6. Pedestrian Connections. Connections shall be provided to adjacent abutting properties and rights-of-way to prevent unnecessary traffic on streets and to make the neighborhood more accessible to pedestrians.	**S6.** Pedestrian Connections. For development sites over 1 acre (gross area), a Public Connector Path shall be provided through the site, connecting the primary street frontage to a secondary street frontage (or public path) to facilitate pedestrian movement.
G7. Non-Residential Block Length. Block sizes of commercial, institutional, and mixed-use development shall be limited to promote pedestrian connectivity, accessibility and to allow for the infiltration of sunlight and air. Departures from the standard may be allowed pursuant to **Section 7.0512.A.1.G2**.	**S7.** Non-Residential Block Length. **INSIDE THE TRIANGLE:** Streets shall be dedicated within the site and connected to adjacent streets with a maximum block length of 250 feet by 250 feet from curb to curb. **OUTSIDE THE TRIANGLE:** Streets shall be dedicated within the site and connected to adjacent streets with a maximum block length of 300 feet by 300 feet from curb to curb.
Multi-Family and Townhouse	**Multi-Family and Townhouse**
G8. Residential Block Length. Within residential developments, block sizes shall be limited to promote pedestrian connectivity, accessibility and to allow for the infiltration of sunlight and air. Departures from the standard may be allowed pursuant to **Section 7.0512.A.1.G2**.	**S8.** Residential Block Length. **INSIDE THE TRIANGLE:** Streets shall be dedicated within the site and connected to adjacent streets with a maximum block length of 250 feet by 250 feet from curb to curb. **OUTSIDE THE TRIANGLE:** Streets shall be dedicated within the site and connected to adjacent streets with a maximum block length of 300 feet by 300 feet from curb to curb.
G9. Minimum Density. The standard in **Section 7.0512.A.1.S9** shall be met.	**S9.** 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 oriented in a manner appropriate to the use and to enhance pedestrian accessibility and place the most visually interesting façade in public view.

Applicable Rockwood Design Principles:

A. Physical Environment
C. Safe Design
D. Transportation Modes
E. Open Space

DESIGN GUIDELINES

All Development

G1. Building Setbacks. Buildings shall be located to positively define streets and civic spaces, such as public plazas.

DESIGN STANDARDS

All Development

S1. Building Setbacks.

INSIDE THE TRIANGLE: When abutting a street, the building setbacks shall be dependent upon their street location as follows:

STREET	MIN. DISTANCE FROM RIGHT-OF WAY	MAX. DISTANCE FROM RIGHT-OF WAY
Stark St.	0 ft.	5 ft.
181st Ave.	0 ft.	5 ft.
Burnside St.	10 ft.	15 ft.
Pine St.	10 ft.	15 ft.
Oak St.	10 ft.	15 ft.
185th Ave.	10 ft.	15 ft.
187th Ave.	10 ft.	15 ft.
Ash St.	10 ft.	15 ft.
Future 182nd Ave.	10 ft.	15 ft.
Future 183rd Ave.	10 ft.	15 ft.

OUTSIDE THE TRIANGLE: When abutting a street, the building setbacks shall be as follows:

COMMERCIAL, MIXED-USE (VERTICAL) AND INSTITUTIONAL

LAND USE DISTRICT	MIN. DISTANCE FROM RIGHT-OF WAY	MAX. DISTANCE FROM RIGHT-OF WAY
RTC	0 ft.	10 ft.
SC	0 ft.	20 ft.
SC-RJ	10 ft.	20 ft.

Continued on following page.

A.2. Building Frontage and Placement, Continued

DESIGN GUIDELINES	DESIGN STANDARDS
All Development, Continued	**All Development, Continued**
	S1. *Continued* **MULTI-FAMILY AND TOWNHOUSE STYLE** LAND USE DISTRICT / MIN. DISTANCE FROM RIGHT-OF WAY / MAX. DISTANCE FROM RIGHT-OF WAY RTC: 5 ft. / 20 ft. SC: 5 ft. / 20 ft. SC-RJ: 5 ft. / 20 ft. **INSIDE AND OUTSIDE THE TRIANGLE:** Townhouse development shall follow the minimum building setback requirements provided in Table 4.0430, Footnote 1. The maximum building setback for a townhouse unit is 20 feet.
G2. Building Frontage. Sufficient length of buildings shall be present to maintain a continuous building street wall and in general limit spatial gaps to those necessary to accommodate auto and pedestrian access in order to define the street edge.	**S2.** Building Frontage. Building frontage shall be measured by the length of the building present between the minimum and maximum setback (the "setback zone"). Space attributed to streets, driveways (excluding driveways for individual garages, such as for townhouses), primary internal drives, bicycle and/or pedestrian 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 and pedestrian access, such as the flag pole portion of a flag lot, are not required to meet the requirements for minimum building on the frontage. For commercial, institutional, and mixed-use development, frontage on existing or new streets and primary internal drives shall be dependent upon their street location and shall be no less than the following: *Continued on following page.*

A.2. Building Frontage and Placement, Continued

DESIGN GUIDELINES	DESIGN STANDARDS
All Development, Continued	**All Development, Continued**
	S2. *Continued* **INSIDE THE TRIANGLE:** **a.** Stark Street: 90 percent building frontage; **b.** 181st Avenue: 90 percent building frontage; **c.** Burnside Street: 75 percent building frontage; **d.** 185th Ave./187th Ave./Ash Street/Future 182nd and 183rd Avenues: 75 percent building frontage; and **e.** Pine/Oak Streets: 75 percent building frontage. **OUTSIDE THE TRIANGLE:** For commercial, mixed-use, and institutional development, street frontages shall be occupied by building facades for a minimum of 60 percent of the frontage length. **INSIDE AND OUTSIDE THE TRIANGLE:** For residential development (multifamily, townhouse, and townhouse style), street frontages of a site shall be occupied by building facades for a minimum of 50 percent of the frontage length.
G3. Corner Locations. Greater concentrations of buildings and building mass shall be present at the intersection of streets to better define these areas. **a.** Buildings at intersections shall provide a frontage oriented to the most active street to engage and enhance the public realm. **b.** Buildings at corners shall provide building frontage on both streets at the corner, or may be set back with public open space to promote visibility in these locations.	**S3.** Corner Locations. If a building resides on a corner with frontage on both streets: **a.** The building frontage requirement, per **Section 7.0512.A.2.S2**, shall apply to the street with the highest functional classification (the "primary street frontage"). If the streets have equal functional class the applicant may determine the primary street frontage. **b.** 100 percent of the street frontage at intersections shall be occupied by buildings or publicly accessible open spaces for a minimum distance of 60 feet along each frontage, as measured along the minimum setback line, except as required to meet clear vision requirements, where applicable. **c.** Frontages on streets or primary internal drives other than the primary frontage shall provide one of the following pedestrian amenities: **i.** Meet the building frontage requirement of that street type;
Continued on following page.	*Continued on following page.*

A.2. Building Frontage and Placement, Continued

DESIGN GUIDELINES

All Development, Continued

G3. *Continued*

- **c.** Frontages on streets or primary internal drives other than the primary street frontage shall provide enhanced pedestrian amenities along the length of the frontage(s) to enhance the pedestrian oriented character of the neighborhood.
- **d.** Development shall respond to future street plans by orienting buildings to the future streets where appropriate.

G4. Building Frontage and Publicly Accessible Open Space. Public open spaces may contribute to the required site frontage when they maintain an active, pedestrian-oriented street edge and do not unduly interrupt street continuity.

G5. Building Frontage for Civic Uses. Civic buildings shall be placed to emphasize the importance of the building. The site design shall provide continuous visual interest to the pedestrian, support pedestrian connections to and through the site, and provide active spaces along the street(s).

DESIGN STANDARDS

All Development, Continued

S3. *Continued*

- **ii.** Provide landscaping (per the requirements for Parking Lot Perimeter Screening in **Section 9.0823.C.4**) along the length of the frontage not occupied by buildings, in a minimum 8-foot wide planter area; or
- **iii.** Provide pedestrian amenities a minimum of every 30 feet along the frontage not occupied by buildings such as seating, shelters, street furniture, decorative lighting, public art, kiosks, and street vending.
- **d.** A building that will abut a future street right-of-way, as shown on an approved future street plan, and that does not also abut an existing street, shall be oriented to that future right-of-way.

S4. Building Frontage and Publicly Accessible Open Space. Publicly accessible open spaces, meeting the requirements of **Section 7.0512.A.5.S2** and **S3** may count towards the building frontage requirement along a street on existing streets up to 10 percent of the total requirement when:

- **a.** The space is be accessible from and within 40 feet of the public right-of-way.
- **b.** The space is between the right of way and the building façade, as long as the ground floor building facade is not more than 40 feet from the right of way.
- **c.** The space contains design elements that screen any off-street parking that would be visible from the street through the open space.

S5. Building Frontage for Civic Uses. Civic uses do not have to meet the maximum setback requirements. However, alternative frontage treatments shall meet the following, as determined by the Manager:

- **a.** Parking shall not be located between the building frontage and the primary street frontage;
- **b.** The building(s) shall include visually prominent architecture visible from the adjoining street(s);
- **c.** The site design treatment shall provide public open space of a minimum of 600 square feet in size adjacent to a street or primary internal drive; and
- **d.** There shall be a direct and accessible pedestrian connection between the building and the street(s).

A.2. Building Frontage and Placement, Continued

DESIGN GUIDELINES	DESIGN STANDARDS
Multi-Family	**Multi-Family**
G6. Building Separation for Multifamily. For sites with more than one multifamily building, adequate separation shall be provided between multifamily dwelling units to allow for pedestrian access, sunlight, air circulation, and semipublic open spaces.	**S6.** Building Separation for Multifamily. For sites with more than one multifamily building, when facades with primary entries face one another, a minimum separation of 20 feet shall be required, inclusive of setbacks. The separation area shall include, at a minimum, an accessible, shared walkway 5 to 10 feet wide with a minimum 4-foot-wide landscape planter provided on one or both sides of the walkway.
Townhouse	**Townhouse**
G7. Courtyard Configuration. Townhouse developments shall provide site design that orients units toward the street to provide a welcoming and interesting face to the public realm.	**S7.** Courtyard Configuration. Townhouse developments may be oriented to a courtyard that has frontage on a street. Townhouse building facades separated from a street by an approved courtyard are exempt from building orientation requirements. **a.** Townhouse developments in a courtyard (U-shaped) configuration are exempted from maximum setbacks for that portion of a building or buildings having a courtyard area between it and the street. **b.** For those units of the townhouse development in the U-shaped configuration that face and abut a street, and do not face and abut the courtyard, a street-fronting building orientation with a primary entry on the street shall be provided.
G8. Townhouse Orientation. Developments shall respond to future street plans by orienting buildings to the future streets where appropriate.	**S8.** Townhouse Orientation. Townhouse units abutting a street shall be oriented to the street. A building that will abut a future street right-of-way, as shown on an approved future street plan, shall be oriented to that future right-of-way.

A.3. Pedestrian Circulation

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

Applicable Rockwood Design Principles:

A. Physical Environment
B. Sustainability
C. Safe Design
D. Transportation Modes
G. Compatibility

DESIGN GUIDELINES

All Development

G1. Pedestrian Circulation. Sites shall have an integrated pedestrian circulation system that provides reasonably direct connections to important areas of the site and provides dedicated space for efficient pedestrian movement on site. Neighborhood activity centers (as defined in **Article 3**) within 1,500 feet of sites shall also be considered in the layout of the pedestrian circulation system.

G2. Internal Walkway Construction.

- **a.** The **7.0512.A.3.S2** standard shall be met.
- **b.** The **7.0512.A.3.S2** standard shall be met.
- **c.** When crossing drive aisles, internal walkways shall utilize strategies which minimize crossing distances and slow traffic in order to provide safe passage for pedestrians.

DESIGN STANDARDS

All Development

S1. Pedestrian Circulation.

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

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 planting bays or landscape strips, exclusive of areas where the walkway crosses drive aisles. Planting bays that incorporate walkways shall count toward the required percentage of parking area landscaping. With required walkway widths, two minimum configurations are possible: **a.** A 7-foot walkway and a single 6-foot landscaped area on one side; or **b.** A 5-foot walkway with a 4-foot landscaped area on each side.
Commercial and Institutional	**Commercial and Institutional**
G4. Pedestrian Circulation System. Pedestrian circulation routes shall promote safe, attractive, and usable pedestrian circulation facilities which support visibility to and through the site.	**S4.** Pedestrian Circulation System. **a.** On-site auto and pedestrian circulation design shall minimize auto and pedestrian conflicts (e.g. driveway crossings, etc.). **b.** Enhanced accessible pedestrian spaces and amenities are encouraged along the pedestrian circulation system (both public and private), such as view points, plazas, arcades, gallerias, courtyards, outdoor cafes, widened public sidewalks (more than 6 feet wide outside the public right of way), benches, shelters, street furniture, public art, kiosks, and street vending. **c.** Covered walkways are encouraged between primary building entries and adjacent public sidewalks, and on other on-site walkways.

A.3. Pedestrian Circulation, Continued

DESIGN GUIDELINES

Multi-Family

G5. Complex Map and Parking Identification.

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

Townhouse

G6. Pedestrian Circulation. The **7.0512.A.3.S6** standard shall be met.

DESIGN STANDARDS

Multi-Family

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

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

Townhouse

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

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

A.4. Parking, Loading, and Service Areas

Intent: To ensure buildings are placed in appropriate locations to define the street, create a comfortable pedestrian environment, minimize the visual impact of parking from primary streets and to minimize the negative impacts that required service functions, such as deliveries and trash removal, have on surrounding areas and adjacent properties.

Applicable Rockwood Design Principles:

A. Physical Environment
C. Safe Design
D. Transportation Modes

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.

b. Auto parking, where allowed to be located in front of the building, should be screened in a manner to reduce its visual impact from the abutting right of way.

DESIGN STANDARDS

All Development

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

a. Surface parking areas shall be behind the maximum setback or behind a line drawn parallel to the street at the point where the building is closest to the street, whichever is closest to the street. In no circumstances shall the parking area be closer than 8 feet to the right-of-way, to accommodate perimeter screening as required per **Section 9.0823.C**. For sites with multiple frontages, surface parking areas shall be no closer than 8 feet to the right-of-way on secondary or rear frontages, regardless of building location.

b. Exceptions to the location standard, per substandard (a), include developments with frontage on 185th and 187th Avenues. Developments with parking located between the building and the abutting street shall provide perimeter screening as required per **Section 9.0823.C**, accommodated in a planter strip a minimum of 8 feet in depth.

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

DESIGN GUIDELINES

All Development, Continued

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.

G3. Parking Abutting Street Corners.

- **a.** The standard in **Section 7.0512.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,

DESIGN STANDARDS

All Development, Continued

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 7.0512.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.

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, or residential uses occupy a portion of the ground floor per the standards provided in **Section 7.0512.A.4.S4.a** and **b**.

S4.

Parking Structures.

Parking structures shall be designed to accommodate 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. 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:

a. 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 commercial, institutional, industrial, or residential uses. The

DESIGN GUIDELINES

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

Continued on following page.

DESIGN STANDARDS

depth of the commercial, institutional, industrial or residential space shall be a minimum of 30 feet.

b. 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.

c. An ornamental screen made of metal work, for the full height of the street facing ground floor and covering the majority of the structure's street facing façade(s), except as required for Fire Department access.

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

DESIGN GUIDELINES

All Development, Continued

G4. *Continued*

- **a.** Parking structures should complement adjacent buildings and enhance the pedestrian realm. Parking structures should include articulation on the street facing facades, and screen mechanical equipment and utilities. They should use high quality materials and repeat design elements on all facades visible from public places.

G5. Auto Entries. The impact of vehicular access points shall be minimized by locating vehicular entries on secondary or rear frontages when present.

G6. Loading Areas. Service and loading areas shall be located away from public view to the greatest degree possible and shall minimize visual, acoustic, and lighting impacts on surrounding areas.

- **a.** The use of liner spaces to screen service areas on the side or behind a building facing a street is encouraged.
- **b.** The design of liner spaces and screening walls should be architecturally consistent with the appearance of the primary structure.
- **c.** Service and loading areas shall be screened in a manner to reduce visual impacts when viewed from a light rail station or transitway.

DESIGN STANDARDS

All Development, Continued

S4. *Continued*

- **a.** 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.
- **b.** Parking structures shall follow applicable standards in **Section 7.0512.B** - Building Design provided in All Development and Commercial and Institutional headings.

S5. Auto Entries. Vehicular site access is prohibited from the primary street frontage if another frontage is available, except for individual driveways for townhouse and townhouse style units.

S6. 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 building's side when recessed a minimum 35 feet from the front façade and in a location that prevents vehicles from extending onto adjacent sidewalks and internal walkways. Required loading area standards can be found in **Section 9.0840**.

- **a.** Dedicated loading facilities such as loading docks shall be screened parallel to the building wall with liner spaces or walls integrated into the building and no less than 14 feet in height or the height of the first floor façade, whichever is less. This area may count towards the building frontage requirement if it meets the standards within the Façade Composition and Building Articulation described in **Sections 7.0512.B.1.S5** Articulation, **7.0512.B.4.S4** Building Base and **7.0512.B.4.S5** Ground Floor Facades.

Continued on following page.

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

DESIGN GUIDELINES	DESIGN STANDARDS
All Development, Continued	**All Development, Continued**
	S6. *Continued* **b.** Liner spaces and screening walls shall include articulation, façade materials, and detailing identical to the primary building. **c.** The liner spaces or walls shall fully conceal service vehicles except at the entry in order to allow for safe vehicular movement while exiting. Service and loading areas shall be visually screened from a light rail station or transit way.
G7. 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.	**S7.** 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. Recycling Collection Area, the collection areas
Commercial and Institutional Development	**Commercial and Institutional Development**
G8. Loading and Service Area Buffer. Service area screening shall incorporate strategies which provide year-round screening and buffering such as walls, intensive landscaping, and berms. Screening shall be present along the site perimeter and shall be increased at service areas to mitigate any potential visual or acoustic impacts on surrounding properties.	**S8.** Loading and Service Area Buffer. When a buffer is required, per **Table 4.0430** and **Table 9.0111.A**, the following standard applies: **a.** When dedicated loading and service facilities abut or face abutting residential properties, in addition to buffer requirements per **Table 9.0111.B** in **Section 9.0100**, a minimum of five evergreen trees per 100 linear feet shall be planted in the buffer within line of sight of the opening of the loading and service area in order to provide year-round screening. This standard is not required if liner spaces are used in place of a screening wall.

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

DESIGN GUIDELINES	DESIGN STANDARDS
Residential Development: Multi-Family, Townhouse and Townhouse Style	**Residential Development: Multi-Family, Townhouse 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, 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. Garage Openings. The impact of garages on the pedestrian environment and visual composition of buildings shall be minimized.	**S11.** Garage Openings. **a.** Attached garages on facades that also include a unit's primary entry shall have a maximum opening width of 50 percent of the unit width. **b.** Garages and carports that face the street shall be set back at least 4 feet behind the street-facing wall closest to the street.
Additional Standards for Townhouse	**Additional Standards for Townhouse**
G12. Alley Access. When alternative access is available, parking for townhouse units should not be provided on the primary street frontage.	**S12.** Alley Access. For lots abutting an alley, auto access to parking areas shall be taken from the alley.
G13. Driveway Approaches. Driveway approaches should be limited on a street frontage to allow for on-street parking, street trees and planter areas, trash and recycling pick-up, and placement of utilities.	**S13.** Driveway Approaches. Driveway approaches may be shared by multiple units and may also be developed for individual units. **a.** Shared driveways shall include shared driveway approaches. **b.** For each set of attached townhouse units, the total width of all driveway approaches on one street frontage may occupy no more than 18 feet or 34 percent of that frontage, whichever is greater. **c.** Driveway approaches shall meet all requirements per Public Works standards.

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

DESIGN GUIDELINES	DESIGN STANDARDS
Additional Standards for Townhouse, Continued	**Additional Standards for Townhouse, Continued**
G14. Townhouse Driveway Access from Street. The appearance of the garage and driveway on the street frontage should be secondary to the ground floor entry facade and landscaping in the setback area.	**S14.** Townhouse Driveway Access from Street. Townhouses with frontage on a street shall meet the following standards: **a.** Garages on the front facade of a townhouse, off-street parking areas in the front yard, and driveways in front of a townhouse are allowed if they meet the following standards: **i.** There is no improved alley from which to take access. **ii.** Each townhouse lot has a street frontage of at least 15 feet on a minor access or local street, or equivalent. **iii.** A maximum of one driveway approach is allowed for each townhouse. **iv.** Outdoor off-street parking and maneuvering areas do not exceed 12 feet wide on any lot. **v.** The garage width does not exceed 12 feet, as measured from the inside of the garage door frame.
G15. Alternative Access to Parking. Where individual driveways along a street frontage cannot be provided, alternative strategies to provide driveway access from the rear or side, may be provided where possible. A single shared driveway to a rear access may be provided.	**S15.** Alternative Access to Parking. **a.** The following standards apply to driveways and parking areas for townhouse projects that do not meet all of the standards in **Section 7.0512.A.4.S14** above. **i.** Off-street parking areas shall be accessed on the back façade or located in the rear yard. No off-street parking shall be allowed in the front yard or side yard of a townhouse. **ii.** A townhouse project that includes a corner lot shall take access from a single driveway approach on the side of the corner lot. **iii.** Townhouse projects that do not include a corner lot shall consolidate access for all lots into a single driveway. The driveway is not allowed in the area directly between the front façade and front lot line of any of the townhouses. **iv.** A townhouse project that includes consolidated access or shared driveways shall grant access easements to allow normal vehicular access and emergency access. **b.** Townhouse projects in which all units take exclusive access from a rear alley are exempt from compliance with subsection (a).

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

DESIGN GUIDELINES

Additional Standards for Townhouse, Continued

G16. Off-Street Parking. The standard in **Section 7.0512.A.4.S16** shall be met.

DESIGN STANDARDS

Additional Standards for Townhouse, Continued

S16. Off-Street Parking

- **a.** Off-street parking may be provided on individual lots or in a shared parking area on an abutting common tract.
- **b.** Off-street parking spaces for residential uses shall be at least 8.5 feet wide by 18 feet deep, or 8 feet wide by 24 feet long for parallel parking spaces.
- **c.** Tandem (end-to-end) parking is allowed only for individual units.

A.5. Open Space

Intent: To create a network of pedestrian spaces that supports the larger street and open space network. Open spaces shall be developed as a focal point of large development, encouraging pedestrian activity in highly visible locations.

Applicable Rockwood Design Principles:

A. Physical Environment
B. Sustainability
D. Transportation Modes
E. Open Space
F. Landscaping

DESIGN GUIDELINES

All Development

G1. Open Space Near Light Rail. Sites abutting or facing a light rail station shall provide attractive, functional open spaces linking the site with the transit stop. The open spaces shall be designed with strategies and features that encourage public activity within the space.

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

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

Continued on following page.

DESIGN STANDARDS

All Development

S1. Open Space Near Light Rail. Sites abutting or facing a light rail station shall provide an on-site publicly accessible open space, such as a courtyard, plaza, or square that is directly linked and/or oriented to the station.

- **a.** The publicly accessible open space shall be a minimum of 200 square feet and shall contain improvements and elements per **Section 7.0512.A.5.S2** and **S3**.
- **b.** The publicly accessible open space may count toward the building frontage requirement, per **Section 7.0512.A.2.S4**.

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

- **a.** Be publicly accessible during daylight hours;
- **b.** Provide a building entrance located within 40 feet of the open space;
- **c.** Provide accessible and direct pedestrian access to the abutting building if located between a building and a sidewalk;
- **d.** Have dimensions of no less than 20 feet in width and depth. Open space near light rail, per **7.0512.A.5.S1**, shall have dimensions of no less than 12 feet in width and depth;
- **e.** Publicly accessible open space may be located on other areas of the site in order to preserve a natural feature of the site but must remain within view of adjacent building(s) on the site;

Continued on following page

A.5. Open Space, Continued

DESIGN GUIDELINES

All Development, Continued

G2. *Continued*

- **d.** The dimensions of outdoor spaces shall be sufficient to encourage and support usage and activity. They shall be proportioned and designed to be comfortable for human activity and social interaction – standing, sitting, talking;
- **e.** Be sited in accordance with the location and scale of adjacent streets, buildings, natural site features, and uses and take into account predominant solar and weather patterns and views; for instance, on-site plazas shall not unduly interrupt the retail continuity of streets;
- **f.** Publicly accessible open spaces shall be located at or near street grade to promote physical and visual connection to the street; and
- **g.** Publicly accessible spaces shall be flanked by uses that activate the space and complement street activity with elements such as shops, outdoor cafes, and vendors within the space.

DESIGN STANDARDS

All Development, Continued

S2. *Continued*

- **f.** Publicly accessible open spaces shall be accessible at grade adjacent to the sidewalk to promote physical and visual connection to the public right-of-way. Portions of publicly accessible spaces such as plazas may be above or below grade to accommodate a variety of outdoor gathering spaces; and
- **g.** Except for institutional uses, publicly accessible open spaces located between a building and a sidewalk shall be abutted on at least one side by one or more of the following:
  - **i.** Commercial uses, such as retail shops, restaurants, offices, or services with their windows and doors fronting on the space;
  - **ii.** A shared residential entry; or
  - **iii.** Live-work units with their entries facing the space.

A.5. Open Space, Continued

DESIGN GUIDELINES

All Development, Continued

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

- **a. and b.** Include a variety of publicly accessible spaces, both hardscaped and landscaped, such as on-site plazas, interior courtyards, patios, terraces, and gardens.
- **c.** Provide opportunities for active and passive use of the space, including seating areas for users of the space.
- **d.** Design spaces with safety in mind: publicly accessible open spaces shall promote visibility from the street and provide lighting to enhance nighttime security.
- **e.** Incorporate features that advance sustainable principles, such as use of gray water, solar collection for powering pumps or lighting, rain gardens, pervious paving,
- **f.** containers for recycling, and benches made from recycled materials.
- **g.** Use best practices in landscape design to support tree growth and to create a healthy tree canopy.

DESIGN STANDARDS

All Development, Continued

S3.

- **a.** Publicly Accessible Open Space Elements. All publicly accessible open space shall incorporate, at a minimum, the following:
- **b.** At least 30 percent of the area shall be planted with trees, shrubs, groundcover, and perennial landscape plantings;
- **c.** At least 50 percent of the area shall be hardscaped with decorative pavers that meet accessibility standards;
- **d.** At least one bench or seating unit for each 200 square feet of area, (seating may be grouped into benches or ledges);
- **e.** Pedestrian scaled lighting fixtures no taller than 18 feet;
- **f.** 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; and
- **g.** Structural soil, silva cells or approved special soil treatment that is at least 24 inches deep shall be used as soil base for trees in plazas to prevent soil compaction and to encourage tree root growth.

A.5. Open Space, Continued

DESIGN GUIDELINES	DESIGN STANDARDS
Commercial and Institutional Development	**Commercial and Institutional Development**
G4. Publicly Accessible Open Space. Well-defined open spaces, such as onsite plazas, interior courtyards, patios, terraces, and gardens, are critical to Rockwood's public realm and are especially encouraged in association with large developments. The total amount of open spaces shall relate to the size of the overall development.	**S4.** Publicly Accessible Open Space Area. Sites larger than 20,000 square feet with commercial floor area greater than 5,000 square feet shall provide a publicly accessible open space of a size no less than 4 percent of all ground floor commercial space on site, or 1,000 square feet, whichever is less. Where publicly accessible open space is required by **7.0512.A.5.S1**, all or a portion of the square footage may count toward the square footage required in this standard.
G5. Enhanced Streetscapes. Greatly enhanced streetscapes may count as publicly accessible open space if they contain amenities that significantly improve the character of the street.	**S5.** Enhanced Streetscapes. Sidewalks and amenity zones on streets and primary internal drives that receive enhanced design and intensive streetscaping may be counted toward the publicly accessible open space square footage requirement (but shall not count toward the building frontage requirement) under the following conditions: **a.** All improvements within the public right-of-way must meet the Public Works Standards or receive a Design Modification. **b.** Enhanced streetscape shall be present for the sidewalk area between the site property lines and the abutting street(s) or primary internal drive. Enhanced streetscape does not have to meet the minimum publicly accessible open space dimensional requirements per **Section 7.0512.A.5.S2.d**. **c.** Building facades facing the enhanced streetscape shall contain transparent glazing for 50 percent of the area between the heights of zero feet and 12 feet. **d.** Enhanced streetscapes shall include a minimum of three of the following elements to qualify: **i.** Provide sidewalks and amenity zones with decorative paving for the required length, as stated above in this section. Decorative paving includes stone pavers, brick pavers, decorative concrete pavers, or other approved pavement treatments.

Continued on following page

A.5. Open Space, Continued

DESIGN GUIDELINES	DESIGN STANDARDS
Commercial and Institutional Development, Continued	**Commercial and Institutional Development, Continued**
	S5. *Continued* **ii. INSIDE THE TRIANGLE:** Provide street trees of 3-inch minimum caliper and other landscape plantings located in the amenity zone. Trees shall be spaced an average of no greater than 35 feet apart. **OUTSIDE THE TRIANGLE:** Provide street trees of 2.5-inch minimum caliper and other landscape plantings in the amenity zone. Trees shall be spaced an average of no greater than 35 feet apart. **iii.** Benches or other permanent seating features shall be placed within the amenity zone with an average placement of two seats per 50 linear feet of sidewalk. **iv.** Include one public art piece per 200 feet of sidewalk. The art piece may be on the building façade, on the site (private property side), or in the amenity zone, and shall face the sidewalk.
Multi-Family, not including Townhouse Style	**Multi-Family, not including Townhouse Style**
G6. Shared Open Space. 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.	**S6.** Shared Open Space. **a.** Shared open space shall be provided for residents 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 area; dog parks; tenant gyms; and game rooms/libraries.

Continued on following page.

A.5. Open Space, Continued

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

S6. *Continued*

- **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 required 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:
  - **i.** The minimum area of any single indoor area shall be 400 square feet, with no dimension being less than 20 feet. The indoor area shall have a minimum height of 9 feet, as measured from the top of floor to the lowest structural element of the ceiling.
  - **ii.** At least one wall of the indoor area shall be an exterior building wall. A minimum of 25 percent of the exterior walls enclosing the indoor area shall be clear glazing.

A.5. Open Space, Continued

DESIGN GUIDELINES	DESIGN STANDARDS
Multi-Family, not including Townhouse Style, Continued	**Multi-Family, not including Townhouse Style, Continued**
G7. Outdoor Private Space. Developments shall include functional open space for residents that allows for passive and/or active recreation. Alternatively, all or a portion of the required square footage of outdoor private space may be added and incorporated into the required shared open space.	**S7.** Outdoor Private Space. Attached and directly accessible outdoor private space of no less than 64 square feet in area shall be provided for all dwelling units. 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 **7.0512.B.3.S14**. **b.** Dwelling units above ground level. The outdoor private space shall provide privacy walls, screens, or fences from adjacent units.
G8. Visibility of Common Areas and Streets. Communal gathering areas shall be in a location that provides for community surveillance and access control. The front doors and windows shall be oriented to the street that the dwelling faces, or to a central courtyard, and shall maximize visual surveillance of the entry area and street frontage.	**S8.** Visibility of Common Areas and Streets. Common areas and street frontage shall be visible from 50 percent of the units that face them, as determined by **(b)**, below. **a.** Common areas include, but are not limited to, shared and publicly accessible open spaces including children's play areas; laundry and recreation buildings; pools and other recreation facilities; internal walkways; primary internal drives; and parking areas. **b.** A unit meets this criterion when at least one window of a frequently used room, such as a kitchen, living room, dining room, or bedroom (but, for example, not a garage, bathroom, or storage area) faces the common area or street frontage.

A.5. Open Space, Continued

DESIGN GUIDELINES

Multi-Family, not including Townhouse Style, Continued

G9. Children's Play Area. Children's play areas shall be designed to promote safety, creative play, and exercise.

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

DESIGN STANDARDS

Multi-Family, not including Townhouse Style, Continued

S9. Children's Play Area. A minimum of 50 percent of the minimum required shared open space (per standard **7.0512.A.5.S6**) shall be a children's play area. Developments with less than five units and Elderly Housing and Residential Facilities need not comply with the children's play area requirement.

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

A.5. Open Space, Continued

DESIGN GUIDELINES

Townhouse and Townhouse Style

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

Additional Standards for Townhouse

G11. Shared Open Space Area – Townhouse. Sufficient open space shall be provided for the purpose of outdoor recreation, scenic amenities, or gathering for residents of a development. Shared open space that overlaps environmental overly areas should be limited in order to preserve the areas and to allow for usable space for residents of the development.

DESIGN STANDARDS

Townhouse and Townhouse Style

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

- **a.** Areas counting toward the open space requirement shall include one or more of the following:
  - **i.** An attached and directly accessible porch or balcony. The porch or balcony shall be covered, have a railing, and be 64 square feet or larger with minimum dimensions of 6 feet in each direction;
  - **ii.** An attached and directly accessible landscaped yard space of 100 square feet or larger with minimum dimensions of 8 feet in each direction;
  - **iii.** Preserved natural areas;
  - **iv.** A shared children's play area with minimum dimensions of 12 feet in length and width and meeting the standards of **Section 7.0512.A.5.S9.c** through **S9.f**;
  - **v.** Shared open space as described in **Section 7.0512.A.5.S6.b**, with minimum dimensions of 12 feet in length and width; or
  - **vi.** A combination of the spaces listed above.
- **b.** No more than 50 percent of the required open space area shall be covered in hardscaping such as internal walkways, patios, porches, and decorative pavers.

Additional Standards for Townhouse

S11. Shared Open Space Area - Townhouse. For development sites that are 1.5 acres or larger, shared open space (in addition to open space required in **7.0512.A.6.S10**) shall be provided as follows:

- **a.** A minimum of 15 percent of the gross land area of the development site (excluding land within a Resource Area, High Value Resource Area, and Hillside and Geologic Risk Overlay) shall be allocated as shared open space area.
- **b.** The amount of open space in the following categories shall not exceed 50 percent of the total required open space:
  - **i.** Land within a Resource Area or High Value Resource Area; and
  - **ii.** Land with slopes over 10 percent.

Continued on following page.

A.5. Open Space, Continued

DESIGN GUIDELINES	DESIGN STANDARDS
Additional Standards for Townhouse, Continued	**Additional Standards for Townhouse, Continued**
	S11. *Continued* **c.** If Resource Area on the site is required to be placed in a separate tract, pursuant to **Section 5.0700.G.5**, the area within the Resource Area tract may count towards meeting the required common open space area, pursuant to subsection **(b)**, above.
G12. Shared Open Space Requirements – Townhouse. A long-term mechanism such as an easement or covenant is required to ensure resident access to and ongoing maintenance and upkeep of shared (or common) open space for a townhouse development. The open space area may take one or more forms, providing passive and active recreation opportunities for residents of the development.	**S12.** Shared Open Space Requirements - Townhouse. Required shared open space for townhouse developments shall comply with the following standards: **a.** Required shared open space shall be placed in one or more tracts of land. Prior to final plat approval, ownership of the open space tract shall be identified to distinguish it from lots intended for sale. The tract may be identified as one of the following: **i.** Common open space held by a homeowners' association by a restrictive covenant or easement; or **ii.** At the owner's option and if accepted by the City, a public park where the tract has been dedicated to the City. Lands accepted by the City for dedication to the public are not subject to the limits in **Section 7.0512.A.5.S11.c** or the remaining standards in **S12.b** through **S12.e**. **b.** There shall be a financial mechanism that ensures maintenance of any shared open space area. **c.** Size and dimensions. Each shared open space tract must be at least 4,500 square feet in area and must include a portion with minimum dimensions of 65 feet by 65 feet. **d.** Access. Except where each lot or parcel in the development abuts one or more of the shared open space area(s), shared open space tracts must have a minimum of 10 feet of lot frontage along an existing or proposed street.

Continued on following page.

A.5. Open Space, Continued

DESIGN GUIDELINES

Additional Standards for Townhouse, Continued

DESIGN STANDARDS

Additional Standards for Townhouse, Continued

S12. *Continued*

e. Improvements. Prior to the issuance of Certificate of Occupancy for the first unit in the development (or phase), required shared open space areas shall be entirely improved with a combination of the following amenities:

i. Lawn; landscaped areas with trees and shrubs (may include areas of lawn); or community gardens (irrigation must be available for use by the residents). Such areas shall include seating including but not limited to picnic tables or benches. Bark mulch is not permitted as a ground cover except under trees and shrubs and within children's play areas.

ii. Children's play area(s) meeting the standards of **Section 7.0512.A.5.S9.c** through **S9.f**.

iii. Hardscaped improvements, including but not limited to the following, provided the total of hardscaped areas does not exceed 50 percent of the required open space area: inground permanent swimming pools, spas, or hot tubs; sports courts for tennis, pickleball, handball, volleyball, and badminton courts and/or basketball; pathways, decks, or other hard surface areas.

A.6. Landscaping

Intent: To integrate landscaping into open spaces, parking areas and general site design to contribute to an attractive and sustainable development that enhances the overall character of the area. To minimize negative environmental impacts from development by utilizing sustainable building techniques which reduce stormwater runoff, heat island effects and pollution associated with energy usage and transportation.

Applicable Rockwood Design Principles:

A. Physical Environment
B. Sustainability
C. Safe Design
E. Open Space
F. Landscaping
I. Sustainable Architectural Design

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. Retention of Regulated Trees. New development shall preserve trees and other environmental features of the site to promote a healthy tree canopy.

DESIGN STANDARDS

All Development

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

S2. Retention of Regulated Trees. New development shall retain healthy, regulated trees (with a DBH of 8 inches or greater) or replace them at a ratio of three new trees for every one healthy, existing regulated tree removed. Regulated trees must be healthy as determined by a consulting arborist, a qualified arborist or a registered consulting arborist.

A.6. Landscaping, Continued

DESIGN GUIDELINES

All Development, Continued

G3. 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, Continued

S3. 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, per the definition, 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**
G4. Plant Sizes. The landscape plan shall be designed to provide a mature appearance at installation.	**S4.** 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 in size; **f.** Perennials shall be a minimum of 1 gallon size; and **g.** Ground covers shall be well rooted in either flats or a minimum of 1 gallon pots.

A.6. Landscaping, Continued

DESIGN GUIDELINES

All Development, Continued

G5. 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.

DESIGN STANDARDS

All Development, Continued

S5. Parking Area Landscaping. The minimum percentage of auto parking area landscaping, including shared auto parking areas for townhouse development, shall be 15 percent of the total hardscape parking area, including driveways and aisles.

- **a.** Landscaped areas counting toward this requirement shall include parking area perimeter buffers, planting bays 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). Landscaped areas which include stormwater infiltration areas shall utilize appropriate plant materials.
- **c.** 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.
- **d.** A minimum of one parking lot tree shall be planted for every nine parking stalls in the parking area. Required trees in the parking area shall be selected from the City's Recommended Parking Lot Tree list.
- **e.** Developments shall utilize a series of landscaped islands and/or landscaped rows between parking modules.
  - **i.** Internal landscaped islands shall be present within the parking area at the end of parking rows and locations along the length of the rows with an average spacing no greater than one landscaped island every twelve spaces. Additional islands or landscape rows may be required to meet the parking area landscape standards.
  - **ii.** Internal landscaped islands shall have a width of no less than 9 feet including 6-inch curbs on both sides, and have a minimum length equal to that of adjacent parking stalls less 1 foot.
  - **iii.** Landscaped rows located between parking modules shall have a width not less than 6 feet including 6-inch curbs. Trees shall be planted on rows at spacing no greater than 35 feet on center.

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 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. 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.	**S9.** Hardscape Shading. After 5 years from occupancy, a minimum of 30 percent of on-site hardscape area shall be shaded. Determination shall be based upon expected growth of the selected trees and shall be calculated at noon on the summer solstice. Hardscape shading from buildings and structures such as carports or pergolas may be counted toward the total shading requirement.
G10. Water Conservation. Landscape and stormwater strategies that reduce water use shall be included in all developments.	**S10.** Water Conservation. Water shall be conserved through a minimum of two of the following: **a.** The irrigation system shall incorporate a rain sensor. **b.** The irrigation system shall incorporate a drip irrigation system. **c.** On-site stormwater facilities that are designed in accordance with the Stormwater Management Manual. **d.** Art elements, fountains, or other water features that use rainwater to activate on-site open space(s). **e.** Permeable pavement used for at least 40 percent of all site hardscape.
G11. Landscape Maintenance. The **7.0512.A.6.S11** standard shall be met.	**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

Continued on following page.

A.6. Landscaping, Continued

DESIGN GUIDELINES

All Development, Continued

DESIGN STANDARDS

All Development, Continued

S11. *Continued*

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.

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,

Continued on following page.

A.6. Landscaping, Continued

DESIGN GUIDELINES	DESIGN STANDARDS
All Development, Continued	**All Development, Continued**
	S11. *Continued* 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 and Institutional Development	**Commercial and Institutional Development**
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. A minimum of 15 percent of the net site area shall be landscaped. 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. Paved areas, when integrated within the landscaped area, may satisfy a percentage of this requirement, per the following: **INSIDE THE TRIANGLE:** Up to 5 percent of the required landscape area may be paved walkways or hardscape in open space areas. **OUTSIDE THE TRIANGLE:** Up to 20 percent of the required landscape area may be paved walkways or hardscape in open space areas. Additional hardscape paving is permitted, but shall not count toward meeting the minimum site landscape area.

A.6. Landscaping, Continued

DESIGN GUIDELINES	DESIGN STANDARDS
Multi-Family	**Multi-Family**
G13. Site Landscaping. The use of hardscape and turf lawn shall be minimized except within open play areas within multifamily developments.	**S13.** Site Landscaping. For multifamily development, not including townhouse style, a minimum of 15 percent of the net site area shall be landscaped. 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. Up to 5 percent of the required landscape area may be paved walks or hardscape in shared or publicly accessible open space areas.
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 building setback areas shall be landscaped and shall have at least 5 deciduous shade trees per 100 linear feet. **a.** Such trees shall be capable of at least 25 feet in height and spread at maturity and be not less than 10 feet in height and 2.5 inches in caliper size at the time of planting. **b.** New evergreen trees may substitute for the required deciduous shade trees on a one-for-one basis, provided the trees are capable of at least 25 feet in height and are at least 8 feet in height at the time of planting. **c.** Each existing regulated major tree that is preserved may be counted as two trees required in the setback. Existing trees to be counted toward this requirement must be **d.** confirmed to be healthy by a Consulting Arborist, qualified arborist, or a registered consulting arborist. **e.** Where the setback overlaps a required buffer, the setback trees may be credited towards any tree required for the buffer, and vice versa. **f.** 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	**Multi-Family and Townhouse**
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.
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.
Additional Standards for Townhouse	**Additional Standards for Townhouse**
G17. Site Landscaping. Developments shall support a healthy tree canopy by placing trees in private and shared open space areas.	**S17.** Site Landscaping. One tree per 3,000 square feet of gross lot area shall be provided in shared or private open space areas. **i.** Other required site trees such as buffer and setback trees may count towards this requirement. Street trees shall not count toward this requirement. **ii.** Site trees shall not be a species identified as invasive by the City or County, and are recommended to be selected from the approved street tree or parking lot tree lists. **iii.** Deciduous canopy trees shall be a minimum of 1.5-inch in caliper at time of planting. Evergreen trees shall be a minimum of 6 feet in height at time of planting. Ornamental trees shall be a minimum of 1.5-inch in caliper size at time of planting. **iv.** Existing, healthy trees maintained on site shall count towards this requirement. **v.** New trees shall be supported by use of stakes, wire, or similar material for at least one year to prevent damage by strong winds.

A.7. Site Lighting

Intent: To create a safe and attractive environment by incorporating lighting and Crime Prevention Through Environmental Design (CPTED) principles while providing an attractive visual site design element.

Applicable Rockwood Design Principles:

A. Physical Environment
C. Safe Design
D. Transportation Modes

TABLE 7.0512.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 **7.0512(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, walkways, open spaces, and building entries.

a. The illumination levels listed in **Table 7.0512.A.7** shall act as minimum standards for all exterior lighting.

b. Maximum average lighting will be governed by the six-to-one (6:1) ratio of maximum average to minimum illumination of the surface being lit as stated in **Table 7.0512.A.7**.

c. Maximum illumination at a property line adjacent to a residential use (including residential in a mixed-use development) shall not exceed 0.5 foot-candles. Maximum illumination at the property line adjacent to a non-residential use shall not exceed 1.0 foot-candles.

d. Average foot-candles shall be the average amount of light at 3-foot height above a surface as determined using a photometric plan with 3 foot grid spot foot-candle readings.

A.7. Site Lighting, Continued

DESIGN GUIDELINES	DESIGN STANDARDS
All Development, Continued	**All Development, Continued**
G2. Light Spill. Lighting fixtures shall not create unnecessary upward directed illumination that contributes to skyglow, nor create negative impacts on surrounding properties or unnecessary glare within the site. Bollard lights without 90-degree cut-off fixtures, and decorative uplighting used 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 may be considered.	**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 durable and 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 improve the appearance and reduce the visual scale of large buildings by interrupting long expanses of walls and to incorporate contextually sensitive design features and strategies which add depth, details and interest to enliven wall planes and create attractive building facades.

Applicable Rockwood Design Principles:

G. Compatibility
H. Architectural Quality
J. Rehabilitation
L. High-Quality Materials

Existing Development: Renovations which modify the exterior building facades and require a permit shall follow **Section 7.0512.B.1** at the discretion of the Manager. Renovations which do not change the existing exterior building façade are exempt from the Standards specified in **Section 7.0512.B.1** Façade Composition and Building Articulation. Renovations of existing buildings with footprints over 30,000 square feet that add 5,000 square feet of footprint or greater shall have no less than two masses at the discretion of the Manager. Renovations which do not change the existing building envelope are exempt from Standards specified in Building Massing. New additions to buildings designated as historic on the City of Gresham's Historic and Cultural Landmarks List (per **Section 5.0300**) shall be complementary and a separate distinct mass from the existing building.

DESIGN GUIDELINES

All Development

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

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

DESIGN STANDARDS

All Development

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

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

a. Buildings shall provide at least two of the following:
- **i.** Set back at least 50 percent of the top one or two floors for a minimum of 10 feet.
- **ii.** Provide a change of materials visible on the top one or two floors.
- **iii.** Provide a minimum facade transparency of 50 percent or greater per floor on the top one or two floors.

Continued on following page.

B.1. Building Massing and Articulation, Continued

DESIGN GUIDELINES	DESIGN STANDARDS
All Development, Continued	**All Development, Continued**
	S2. *Continued* **iv.** Provide canopies, balconies, a prominent cornice line or other similar projecting or receded façade treatments that establish a horizontal datum below the top one or two floors across a minimum of 50 percent of the facade width.
Commercial and Institutional Development	**Commercial and Institutional Development**
G3. Quantity of Masses. The quantity of masses required for large building shall be sufficient to add visual interest, reduce perceived bulkiness, and to integrate with the scale of smaller buildings on abutting properties.	**S3.** Quantity of Masses. Buildings shall have a quantity of masses which correspond to the footprint size: **a.** Buildings with footprints of 30,000 square feet or less may consist of one mass or building volume. **b.** Buildings with footprints greater than 30,000 square feet shall be comprised of at least two masses or building volumes.
G4. Massing. Building masses shall emphasize highly visible areas including street intersections.	**S4.** Massing. When a building with more than one building mass is on the corner of two streets, the tallest mass shall be within the setback zone (between the minimum and maximum required setbacks) of the primary street or at the corner.
G5. Articulation. Buildings shall not include long, monotonous, uninterrupted walls and should utilize design strategies which create depth and add interest to the facade. Changes in depth shall be sufficient to provide visual distinction between wall planes.	**S5.** Articulation. Facades visible from streets and primary internal drives, public places, and parking areas shall utilize at least one of the following strategies: **a.** A repeating pattern of wall recesses and/or projections that has a relief of at least 12 inches (such as recessed architectural bays or recessed window openings between pilasters). Wall recessions and/or projections shall be at intervals of not greater than 30 feet on facades with customer entries, and facades facing a street or primary internal drive. On all other facades, wall recesses and/or projections shall be at intervals not greater than 100 feet; or **b.** Changes in wall planes with a depth of at least 24 inches at intervals of not less than 25 feet and not more than 100 feet.

B.1. Building Massing and Articulation, Continued

DESIGN GUIDELINES	DESIGN STANDARDS
Commercial and Institutional Development, Continued	**Commercial and Institutional Development, Continued**
G6. Ground Floor Height. Commercial and institutional spaces shall have adequate first-floor heights to convey the existence of commercial or institutional space on the ground floor and provide a comfortable, leasable retail, service or working environment with opportunities for light to enter the space from the street.	**S6.** Ground Floor Height. Ground-floor heights shall be a minimum of 12 feet from the top of the floor to the lowest structural element of the ceiling. One-story buildings (or portions of buildings) shall have a front facade elevation of at least 15 feet, including roof forms, for at least 60 percent of the facade length.
Multi-Family	**Multi-Family**
G7. 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.	**S7.** Façade Depth. On street-facing elevations, wall planes over 750 square feet in area shall be divided into distinct planes. This can be achieved by: **a.** Incorporating balconies, porches, or decks into the wall plane; **b.** Recessing or projecting the building facade a minimum of 2 feet over 6 feet in width; or **c.** Projecting an architectural bay a minimum of 2 feet from the surrounding facade.
G8. 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.	**S8.** Massing. Long walls shall incorporate structural exterior wall offsets, projections, and/or recesses. A minimum of 12 inches in horizontal variation shall be used at intervals of 50 feet or less along the full height of the structure's primary facade.

B.1. Building Massing and Articulation, Continued

DESIGN GUIDELINES	DESIGN STANDARDS
Townhouse and Townhouse Style	**Townhouse and Townhouse Style**
G9. Building Length. Building lengths shall be broken up to limit the apparent mass of townhouse development and enhance pedestrian connections through the site. This guideline shall not apply to townhouse style buildings.	**S9.** Building Length. No building row of contiguous dwellings (in one structure) shall exceed 8 townhouse units in continuous building length. An exception to this is courtyard ("U" shaped) development where no unbroken (i.e. continuous) section of the "U" shall exceed 8 units. Courtyard developments may also include multiple buildings that create a courtyard effect as long as individual building lengths do not exceed 8 units. This standard shall not apply to townhouse style buildings.
G10. Offset Units. Offset dwelling units to provide a sense of pedestrian scale and building articulation.	**S10.** Offset Units. For buildings with 4 or more contiguous townhouse or townhouse style units in length, offset every two dwelling units from the next dwelling unit by a minimum 2 feet in exterior wall offset. The offset shall be for the full height of the building.

B.2. Roofs

Intent: To minimize negative environmental impacts from development by utilizing sustainable building techniques which reduce stormwater runoff, heat island effects and pollution associated with energy usage and transportation.

Applicable Rockwood Design Principles:

B. Sustainability
I. Sustainable Architectural Design

DESIGN GUIDELINES

All Development including Townhouse

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.

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.

DESIGN STANDARDS

All Development including Townhouse

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 (SRI) of 78 or greater.

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 orient buildings appropriately to enhance pedestrian accessibility and place the most visually interesting façade in public view, and to ensure building entries establish prominence in the façade and are an attractive component of the buildings while promoting pedestrian comfort, safety, and orientation.

Applicable Rockwood Design Principles:

A. Physical Environment
C. Safe Design
D. Transportation Modes
G. Compatibility
H. Architectural Quality
L. High-Quality Materials

Existing Development: When existing building entries are renovated and require a permit, the buildings shall comply with the applicable Standards. If the building exterior is not changed and the entry feature does not include a change in form, these Entry Standards shall not be required.

DESIGN GUIDELINES

All Development

G1. Entry Orientation. All buildings shall be oriented toward and accessed from the street. If a building has frontage on more than one street, it shall be oriented and designed to provide reasonable pedestrian access along the most active street frontages. Buildings shall address transit facilities. For mixed-use buildings, provide at least one commonly-used active entry on the primary street designed to allow direct, easy access between the building and the street.

DESIGN STANDARDS

All Development

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

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

B.3. Entries, Continued

DESIGN GUIDELINES	DESIGN STANDARDS
All Development, Continued	**All Development, Continued**
G2. Weather Protection. All ground floor common entries or individual unit primary entrances shall include protection from the weather.	**S2.** Weather Protection. All entries shall incorporate arcades, roofs, covered porches, porticoes, recessed entries, and/or structural awnings to a minimum depth of 4 feet. Weather protection 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.
G3. Entry Recess. Entries shall include a change in form of sufficient dimension to visually distinguish the entry from the remainder of the building facade.	**S3.** Entry Recess. Building entries shall include a visible change in building form from adjacent facade sections with a change in depth of at least 12 inches. This may include recessed entry doors, changes in mass, or smaller changes in wall plane.
G4. Entry Door Materials. Exterior doorways shall be durable and composed of high-quality materials. They should be attractive and compatible with the materials on the surrounding exterior building façade.	**S4.** Entry Door Materials. For all developments, including townhouse, the following materials shall not be allowed for use on exterior doors: untreated wood and wood veneer doors.
Commercial and Institutional Development	**Commercial and Institutional Development**
G5. Operable Entries. Entries shall meet the requirements of **Section 7.0512.B.3.S5**.	**S5.** Operable Entries. Primary building entries shall be open to the public during all business hours.

B.3. Entries, Continued

DESIGN GUIDELINES	DESIGN STANDARDS
Commercial and Institutional Development, Continued	**Commercial and Institutional Development, Continued**
G6. Prominent Entries. Entries shall include design features and strategies which highlight these areas of the facade.	**S6.** Prominent Entries. Primary building entries shall include two of the following features: **a.** Oversized entry door(s) of a minimum height of 8 feet; **b.** Change in material, color, texture, pattern or articulation at the entry; **c.** A structural canopy extending a minimum of 5 feet from the façade. The canopy shall not encroach into the right-of-way; **d.** Change in roof or canopy form above the primary entry location, such as, but not limited to, a curved, straight or sloped design; **e.** Light fixtures flanking both sides of the door; **f.** Distinct and decorative stone, masonry or tile paving pattern on the adjacent entry private sidewalk section. The size and design of the paving pattern shall correspond to the geometry established in the entry feature; **g.** An entry courtyard of a minimum dimension of 100 square feet with year-round site furnishings such as benches, tables, and sitting areas; or **h.** Planters (in-ground or above ground) with year-round landscaping framing the entry. **i.** Glazing (e.g., sidelights, transom windows) framing the entry.
G7. Multiple Entries. Buildings with long street frontages or multiple street-facing tenant spaces shall provide additional entries to ensure reasonable pedestrian access and improve the appearance of the building and the public realm.	**S7.** Multiple Entries. Additional entries on a single street-facing facade shall be required as follows: **a.** When a building abuts a street or primary internal drive and the façade length exceeds 300 linear feet, a minimum of two operable entries shall be provided on that facade. **b.** When a multi-tenant building (with more than one ground-floor street-facing tenant space) abuts a street or primary internal drive and the facade length exceeds 120 linear feet, a minimum of two operable entries shall be provided on that facade. A covered breezeway through the building may count as one entry for the purposes of this requirement. **c.** Corner entries facing two frontages shall count as an entry on each frontage.

B.3. Entries, Continued

DESIGN GUIDELINES

Commercial and Institutional Development, Continued

G8. Multiple Entries for Large Buildings. When a building faces multiple streets, entries shall be provided on multiple frontages to enhance the accessibility and walkability of the development.

Multi-Family

G9. Exterior Building Entries.

- **a.** Visual emphasis shall be placed on building facades, with corridors and stairs incorporated inside the building or minimized.
- **b.** To promote tenant safety, multifamily building entries shall incorporate transparent elements to allow residents to view in and out before opening doors.

DESIGN STANDARDS

Commercial and Institutional Development, Continued

S8. Multiple Entries for Large Buildings. Buildings with footprints greater than 30,000 square feet shall provide at least one entry on each street and primary internal drive it faces except as follows:

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

Multi-Family

S9. Exterior Building Entries.

- **a.** When visible from the street or primary internal drive, exterior corridors and stairs, and egress-only doorways are not permitted. Entry stairs leading to a building or unit entrance is permitted.
- **b.** Building entries, including those that access the parking area, shall include transparent glass that allows users to look out prior to exiting the building.

B.3. Entries, Continued

DESIGN GUIDELINES	DESIGN STANDARDS
Multi-Family, Continued	**Multi-Family, Continued**
G10. 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.	**S10.** Entry Orientation. Buildings abutting a street or primary internal drive shall be accessed from and have entries oriented to the street or primary internal drive frontage. For the purpose of this standard, "abutting a street/primary internal drive" means that a façade is located between the minimum and maximum front or street-side setbacks. **a.** The primary entry or entries for all ground-floor units abutting the street/primary internal drive shall open directly onto the right-of-way, 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.
G11. 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.	**S11.** 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.

Continued on following page.

B.3. Entries, Continued

DESIGN GUIDELINES	DESIGN STANDARDS
Multi-Family, Continued	**Multi-Family, Continued**
	S11. *Continued* **i.** An operable building entry located within 10 feet of the intersection of two streets; **ii.** Pilasters or columns supporting and/or framing the entrance; **iii.** Elevated entries (a minimum of 6 inches) with transparent railing on stairways that are compatible with the architecture; **iv.** Glazing (e.g., sidelights, transom windows) framing the entry; **v.** An entry courtyard a minimum of 40 square feet. The courtyard shall provide year-round site furnishings such as seating, landscape planters, and pedestrian scaled lighting; **vi.** Landscape treatment, including at least one tree as well as ground cover and shrubs that connects the public realm to the private realm, and meets applicable landscaping standards in **Section 7.0512.A.6**; **vii.** Landscape feature, such as a trellis, arbor, water feature, or walkway paving that is differentiated from other paving in terms of material, color, pattern, and/or texture. **viii.** Year-round site furnishings, including benches, tables, and sitting areas. **ix.** Light fixtures flanking both sides of the door. **b.** Secondary entrances (either shared or for individual units) facing the street shall not include rear patios or sliding glass doors.
G12. Entry Connections. Walkways shall provide connections between entries, the on-site pedestrian circulation system, and sidewalks on abutting streets.	**S12.** 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 walkway shall be a minimum of 5 feet wide. Abutting walkways may be ganged together to maximize landscape area.

B.3. Entries, Continued

DESIGN GUIDELINES	DESIGN STANDARDS
Multi-Family, Continued	**Multi-Family, Continued**
G13. Sense of Privacy. The entry area and/or setback area shall provide a sense of privacy for the residents.	**S13.** 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 60 percent of the setback area; **c.** A covered entry porch with a floor area of at least 40 square feet. **d.** Metal or wood fencing or a stone wall between the front of the building and the right-of-way. Fencing or the stone wall shall not exceed 4 feet in height, and shall include a minimum 18 inches of landscaping between the fence or wall and the street facing sidewalk. There shall also be a minimum separation between the building and the fence or wall of 5 feet. **e.** Provide raised planter(s) between 18 inches and 30 inches in height and 4 feet in depth as measured from the point of the planter nearest the front property line. The planter(s) shall have a length at least 50 percent of the linear frontage of each unit and be planted with perennial landscaping.
G14. 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.	**S14.** Public-Private Transition Area. Transition between the public sidewalk and semi-public areas (i.e., shared internal walkways and open spaces) to private areas on site (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.3. Entries, Continued

DESIGN GUIDELINES	DESIGN STANDARDS
Townhouse	**Townhouse**
G15. Ground-Floor Unit Entries. Individual ground-floor unit entrances shall be visible from the street or from a street-facing open space such as a courtyard.	**S15.** Ground-Floor Unit Entries. For townhouse developments, every unit abutting the street or a central courtyard space shall have an entrance oriented to the street or to the central courtyard. Secondary entrances may face parking lots or other interior site areas. Secondary entrances facing the street shall present the same finished appearance as the front and shall not include rear patios or sliding glass doors.

B.4. Façade Composition and Ground Level Details

Intent: To incorporate contextually sensitive design features and strategies which add depth, details and interest to enhance and enliven wall planes, add visual interest, reduce the scale of long wall sections, and create attractive building facades. To minimize negative environmental impacts from development by utilizing sustainable building techniques which reduce stormwater runoff, heat island effects and pollution associated with energy usage and transportation.

Applicable Rockwood Design Principles:

A. Physical Environment
B. Sustainability
C. Safe Design
F. Landscaping
G. Compatibility
H. Architectural Quality
I. Sustainable Architectural Design
J. Rehabilitation
L. High-Quality Materials

Existing Development: Existing Buildings. Renovations which modify the exterior building facades and require a permit shall follow this section as determined by the Manager. Renovations which do not change the existing exterior building façade are exempt from standards specified in this section.

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	**All Development, Continued**
G2. Equipment Screening. The **7.0512.B.4.S2** standard shall be met. Utilities shall be screened from the public realm and the internal public or private areas.	**S2.** Equipment Screening. Mechanical, electrical, and communication equipment and components shall be screened so they are not visible at ground level from streets and other street level public places, including alleys. **a.** Equipment shall be screened in a manner that is consistent with the architectural character (material, pattern, and color) of the building. **b.** Appropriate screening for rooftop equipment includes parapet walls or architecturally compatible fabricated enclosures such as metal louver panels and walls. Sight line studies shall be required to demonstrate adequate screening of rooftop equipment. The study shall demonstrate sightlines from across the abutting street(s), as viewed from the public sidewalk, at a height of 6 feet above grade. **c.** Roof-top solar equipment that is installed parallel to a pitched roof or no greater than 18 inches from parallel to a flat roof, that does not exceed the peak height of the roof, and that does not increase the footprint of the building, is exempt from the screening requirements above, unless otherwise required as specified by the solar energy standards in **Section 4.1134** 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.
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.	**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;
Continued on following page.	*Continued on following page.*

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

DESIGN GUIDELINES

All Development, Continued

G3. *Continued*
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. *Continued*

- **c.** Include solar energy panels on the roof of the building, garage or carport that generate at a minimum 10 percent of the typical energy usage for the building in renewable energy. The typical energy model for the building shall be determined by referencing the LEED™ or Earth Advantage standards. Solar panels shall be integrated into the building design or shall be screened from view at street level with materials that are consistent with the building design and yet do not interfere with the purpose of the solar panels;
- **d.** Plant a vegetated eco-roof on top of the building(s) and/or carport(s) that covers 20 percent of the footprint for all new buildings;
- **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.
- **h.** For new buildings, install high-efficiency electric heat pumps for space cooling and water heating with a minimum Heating Seasonal Performance Factor of 10 and Coefficient of Performance of 3.5.
- **i.** Exceed Oregon Energy Code insulation requirements by a minimum of 10 percent.
- **j.** Provide Energy Star appliances, HVAC, and lighting for buildings and individual dwelling units in new developments.
- **k.** Provide a minimum of two electric vehicle (EV) charging ports.
- **l.** Divert at least 75 percent of non-hazardous construction and demolition waste from landfills through recycling or reuse, as documented by a waste management plan submitted and approved prior to project completion.

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

DESIGN GUIDELINES

All Development, Continued

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.

Commercial and Institutional Development

G5. Ground Floor Facades. Street-facing facades shall have street-level design elements to enhance the building appearance, establish depth in the façade, and enliven the pedestrian realm. These features shall complement those used to satisfy the Guidelines and Standards of **Section 7.0512.B.1** Building Massing and Articulation.

DESIGN STANDARDS

All Development, Continued

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, or 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 more 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 visible building corners.
  Multi-story buildings of three levels or

Commercial and Institutional Development

S5. Ground Floor Facades.

INSIDE THE TRIANGLE: Building facades facing streets shall contain at least three of the following design features:

OUTSIDE THE TRIANGLE: Buildings facades facing streets shall contain at least two of the following design features:

- **a.** Medallions at regular intervals no greater than 30 feet.
- **b.** Transom windows above storefront windows and doors.
- **c.** Projecting sills, a minimum of 2 inches from the window pane.
- **d.** Lintels or arches (including but not limited to flat, segmented and round arches) over windows and doors.

Continued on following page.

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

DESIGN GUIDELINES	DESIGN STANDARDS
Commercial and Institutional Development, Continued	**Commercial and Institutional Development, Continued**
	S5. *Continued* **e.** Ornamental brick or tile work, such as a herringbone pattern, on a minimum of 5 percent of the ground level facade. **f.** A minimum of two pedestrian-scaled lighting fixtures or wall-mounted projecting lighting fixtures such as wall sconces at regular spacing no greater than 30 feet. **g.** Awnings, canopies or solar shades/ reflectors placed over windows, doors or outdoor spaces with a minimum projection of 4 feet. **h.** Outdoor seating areas enclosed by a fence, wall or landscaping at a height of 30 inches. **i.** Planter boxes, a minimum of 6 square feet, and not located in an accessible walkway. **j.** Columns or pilasters with plinths at regular intervals no greater than 30 feet apart. **k.** Major vertical mullions of at least 6 inches in width, and larger than other mullions in the same window opening, on all-glass facades. **l.** Vertical reveals no less than 6 inches at regular intervals no greater than 30 feet. **m.** Belt courses above ground floor level and along the entire façade, and wrapping all corners. **n.** Other feature approved by the Manager.
G6. Ground-floor Elevation. Buildings shall be designed to allow direct, easy access between public and commonly used areas and the building's interior.	**S6.** Ground-floor Elevation. On facades facing streets or primary internal drives, ground floor uses shall be predominantly at an elevation no more than 2 feet above or below the sidewalk elevation.
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.

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

DESIGN GUIDELINES	DESIGN STANDARDS
Commercial and Institutional Development, Continued	**Commercial and Institutional Development, Continued**
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 the street or primary internal drive shall be entirely screened by landscaping and/or fencing. Exceptions to this requirement include: new or used cars, cycles, and truck sales (but not including car parts or damaged vehicles); new or used boat sales; recreational vehicle sales; mobile homes sales; new or used large equipment sales or rentals; and florists and plant nurseries.
Multi-Family	**Multi-Family**
G9. 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.	**S9.** Blank Walls. Blank, windowless walls are prohibited when facing a street or primary internal drive 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 40 percent of the blank wall with vines planted that will grow vertically of sufficient density and height so that they provide significant coverage of the blank wall. The plantings shall be at least 4 feet tall or cover at least 50 percent of each trellis at the time of planting. **b.** Patterned tile work that covers an area at least 40 percent of the blank wall, and located to be viewed from the pedestrian level. **c.** Artwork reviewed and approved by the Manager that covers an area at least 40 percent of the blank wall, and located to be viewed from the pedestrian level. **d.** Landscape screening incorporating sub-canopy trees (trees that will be 25 feet or shorter at maturity) every 15 feet along the wall, with a hedge between trees of evergreen shrubs located every 3 feet on center and a minimum of 3 feet in height at time of planting.

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

DESIGN GUIDELINES	DESIGN STANDARDS
Additional Standards for Townhouse and Townhouse Style	**Additional Standards for Townhouse and Townhouse Style**
G10. Façade Treatments. Facade details shall be provided on all exteriors walls of a building.	**S10.** Façade Treatments. Facade treatments (such as exterior finish patterns, story lines/floor banding, trim, corner boards) shall be continued around all sides of the building.
G11. Architectural Elements. Provide variation in building form and detailing responding to individual units to convey a sense of residential scale. Provide a variety of compatible architectural elements to provide pedestrian scaled articulation to the residential units and avoid flat facades.	**S11.** Architectural Elements. Each unit shall include at least one of the following on at least one street-facing façade: **a.** A roof dormer a minimum of 4 feet in width; **b.** A balcony a minimum of 2 feet in depth and 4 feet in width and accessible from an interior room; **c.** A bay window that extends from the facade a minimum of 2 feet; **d.** An offset of the facade of a minimum of 2 feet in depth, either from the neighboring townhouse or within the façade of a single townhouse; **e.** An entryway that is recessed a minimum of 3 feet; **f.** A covered entryway with a minimum depth of 4 feet; or **g.** A covered porch or portico with a floor area of at least 40 square feet.

B.5. Transparency

Intent: To create visual interest on building facades by providing views into active spaces and by allowing for passive surveillance of exterior areas while providing for daylighting of interior spaces.

Applicable Rockwood Design Principles:

A. Physical Environment
B. Sustainability
C. Safe Design
H. Architectural Quality
J. Rehabilitation
L. High-Quality Materials

Existing Development: Existing buildings with levels of transparency less than the percentage(s) per this section shall not further reduce the amount of transparency during renovations which require a permit if the exterior building façade is altered. When changes are being made to the façade of existing buildings, window openings which have been replaced with other materials (brick, block or other materials) and are visible from the street shall have transparent windows reinstalled in these locations.

DESIGN GUIDELINES

All Development

G1. Window Depth. Window systems shall be designed to establish a sense of depth within the facade and to create shadows.

DESIGN STANDARDS

All Development

S1. Window Depth. Windows on all development, except townhouse and townhouse style development, 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.

B.5. Transparency, Continued

DESIGN GUIDELINES	DESIGN STANDARDS
All Development, Continued	**All Development, Continued**
G2. 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. **c.** Design site features to ensure natural surveillance from the building to adjacent commonly used outdoor spaces.	**S2.** 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" (the area of the ground-floor facade between zero and 12 feet) 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.
G3. Parking Structure Transparency. Exterior facade openings on parking structures that do not contain glass may count toward the transparency requirement if they contain artistic, visually attractive screening materials which enhance the facade design. P	**S3.** Parking Structure Transparency. When structured parking is present, openings without glass but utilizing an artistic screening system or other decorative feature in those areas may be used to meet the transparency requirement for the portions of that facade occupied by the parking structure. a. The design of parking structures and their screening systems shall be compatible with the architectural character of the primary building. Design similarities include features such as color, material, pattern, proportions, and articulations.

B.5. Transparency, Continued

DESIGN GUIDELINES

Commercial and Institutional Development

G4. Ground Level Transparency. Buildings that face the most active streets with the highest street classifications shall contain the highest levels of transparency at the pedestrian level to promote pedestrian engagement through visual connections between exterior and interior spaces. High levels of transparency are also encouraged to allow interior daylighting.

Buildings that face streets with less pedestrian and vehicular activity shall provide adequate levels of transparency to allow a visual connection between exterior and interior spaces, and to allow interior daylighting.

Non-street facing facades that have entries shall have sufficient levels of transparency to ensure the safety of these areas by allowing for natural surveillance.

DESIGN STANDARDS

Commercial and Institutional Development

S4. Ground Level Transparency.

INSIDE THE TRIANGLE:

a. Street facing facades of buildings that face Stark or 181st Street shall be composed of clear glass for a minimum of 50 percent of the ground floor between the heights of 0 feet and 12 feet. 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.

b. Street facing facades, other than those that face 181st or Stark Street, shall be composed of clear glass for a minimum of 40 percent of the ground floor between the heights of 0 feet and 12 feet, except as noted below. 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. Non-street facing facades that face parking areas or other frequently used outdoor spaces, as determined by the Manager, shall be composed of clear glass for a minimum of 20 percent of the ground floor between the heights of 0 feet and 12 feet to allow for passive surveillance of these areas. Landscaping and other features between the facade and these areas shall be designed so as not to obstruct views from interior spaces.

OUTSIDE THE TRIANGLE:

d. Street facing facades of commercial, institutional, and the non-residential portions of mixed-use buildings that face Stark or 181st Street shall be composed of clear glass for a minimum of 50 percent of the ground floor between the heights of 0 feet and 12 feet. 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.

e. Street facing facades of commercial, institutional, and the non-residential portions of mixed-use buildings, other than those that face 181st or Stark Street, shall be composed of clear glass for a minimum of 40 percent of the ground floor between the heights of 0 feet and 12 feet. 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.

Continued on following page.

B.5. Transparency, Continued

DESIGN GUIDELINES	DESIGN STANDARDS
Commercial and Institutional Development, Continued	**Commercial and Institutional Development, Continued**
	S4. *Continued* **f.** Non-street facing facades that face a parking area or other frequently used outdoor space, as determined by the Manager, shall be composed of clear glass for a minimum of 20 percent of the ground floor between the heights of 0 feet and 12 feet to allow for passive surveillance of these areas. Landscaping and other features between the facade and these areas shall not obstruct views from interior spaces.
G5. Transparency on Other Facades. Upper building stories shall provide clear glass windows.	**S5.** Transparency on Other Facades. **INSIDE THE TRIANGLE:** **a.** Upper levels of street facing facades shall be composed of clear glass for a minimum of 25 percent of the wall area above the ground floor, excluding roof shapes and parapets. **OUTSIDE THE TRIANGLE:** **b.** Upper levels of street facing facades shall be composed of clear glass for a minimum of 20 percent of the wall area above the ground floor, excluding roof shapes and parapets.
G6. 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.	**S6.** Display Windows. Display windows that do not provide views into the building may count towards the required transparency in the pedestrian level transparency zone if the display extends a minimum of 4 feet into the building and contains three-dimensional objects, such as product displays. Window boxes added to the exterior of the building are not permitted. **INSIDE THE TRIANGLE:** **a.** Up to 25 percent of the required transparency in the pedestrian level transparency zone may be attributed to display windows as described in this section. **OUTSIDE THE TRIANGLE:** **b.** Up to 50 percent of the required transparency in the pedestrian level transparency zone may be attributed to display windows as described in this section.

B.5. Transparency, Continued

DESIGN GUIDELINES	DESIGN STANDARDS
Multi-Family	**Multi-Family**
G7. Street Facing Transparency. Windows shall be used to provide articulation, visual interest, and visibility onto the street.	**S7.** 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 façade area facing a street or primary internal drive.
G8. Transparency for Ground Floor Spaces. When the common areas of multifamily buildings do not require privacy, they shall have high levels of transparency.	**S8.** Transparency for Ground Floor Spaces. **a.** Ground floor spaces attributed to common areas, such as lobbies, shared community rooms or centers, fitness rooms, etc., shall be composed of clear glass for a minimum of 20 percent of the pedestrian level transparency zone area attributable to the space(s). **b.** Accessory, non-residential buildings, such as recreation or community centers, which abut a street or primary internal drive, shall be composed of clear glass for a minimum of 20 percent of the street facing pedestrian level transparency zone. Where these spaces abut a street, primary internal drive, or public pathway, they shall include a door opening directly onto the public space(s). The entry opening directly onto the abutting street shall count toward this transparency requirement.
Multi-Family and Townhouse	**Multi-Family and Townhouse**
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 and Townhouse Style	**Additional Standards for Townhouse and Townhouse Style**
G10. Window Depth. Window systems shall be designed to establish a sense of depth within the facade and to create shadows.	**S10.** Window Depth. Windows, excluding bay windows, shall be recessed a minimum of 2 inches as measured from the exterior most window frame component 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.
G11. Transparency. Facades visible from a street or primary internal drive shall provide sufficient levels of clear glazing to ensure articulation on the façade, daylighting of interior spaces, and visibility onto the street.	**S11.** Transparency. Street facing facades ”shall include those facades facing a street or primary internal drive. **a.** Windows and/or doors (not including garage doors) utilizing clear glass and entry doors of any material shall occupy a minimum of 17 percent of the total street-facing facade area(s). **i.** Facade areas separated from the street or primary internal drive by a building shall not be counted towards total street facing facade area. **ii.** Roof area shall not count towards total street-facing facade area, but wall area above wall headers (such as gable ends and dormers) shall count. **iii.** Entry doors used to meet this standard shall face the street/primary internal drive, or be at an angle of no greater than 45 degrees from the street. **b.** Clear glass in windows and/or doors shall occupy a minimum of 5 percent of each non-street facing facades.

B.6. Gateways

Intent: To enhance important intersections and locations within Rockwood through strategies such as creating a strong architectural building statement, making changes to building form, and enhancing building details and landscape.

Applicable Rockwood Design Principles:

A. Physical Environment
E. Open Space
H. Architectural Quality

DESIGN GUIDELINES

All Development

G1. Gateways shall mark prominent intersections which are highly visible within Rockwood as shown in **Figure B.6.G1**.

a. Buildings surrounding these intersections shall be of a sufficient height to emphasize the hierarchy of these places. These buildings should be taller than the surrounding buildings, with the tallest mass of each building located at the gateway intersection.

G2. Building Profiles. Prominent corners shall have forms which are distinct from adjacent wall sections, responding to highly visible areas of the site.

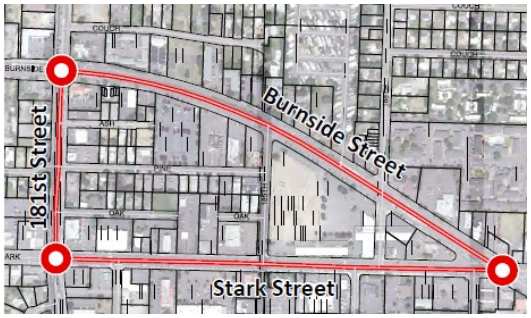

Fig. B.6.G.1: The location of Gateway intersections establish the Triangle Area within Rockwood and establish prominence at these intersections.

DESIGN STANDARDS

All Development

S1. Gateway Improvements. The following intersections as shown in **Figure B.6.G1** shall be considered Gateways and shall follow the Design Standards on private property as specified in this section:

- 181st and Burnside
- 181st and Stark
- Burnside and Stark

a. Building masses facing and abutting these intersections shall be taller than adjacent facade sections and shall be no less than 3 stories in height. An occupiable story may include a mezzanine if the façade contains elements such as windows that would indicate the presence of a second level. The three-story mass shall extend no less than 60 feet along each street frontage.

S2. Building Profiles. Buildings located at a Gateway intersection listed in **Section 7.0512.B.6.S1** shall include one of the following profiles (in plan view) for at least one story of the building (see **Figure B.6.S2**):

a. Curved or hinged corner or wall section
b. A form which is projected or recessed from both abutting facades
c. Beveled or mitered corner

Fig. B.6.S.2: Façade sections fronting the Gateway intersections shall be at least 3 occupiable stones.

B.6. Gateways, Continued

DESIGN GUIDELINES

All Development, Continued

G3. Prominent Corner Elements. Prominent corners adjacent to gateway intersections shall include design elements and details which add visual interest to these areas.

DESIGN STANDARDS

All Development, Continued

S3. Prominent Corner Elements. Buildings located adjacent to a Gateway intersection shall include distinctive design features adjacent to the intersections listed in **Section 7.0512.B.6.S1**, including at least two of the following:

- **a.** Primary entrance: Provide a primary entry with double doors; and a minimum 4-foot overhang or structural canopy, or a minimum 2-foot recessed entry
- **b.** Tower forms: Provide an increase in building or parapet height no less than 10 percent of the abutting wall or parapet height.
- **c.** Oversized windows: within 20 feet of the building corner at the intersection, provide windows at least one-third larger than the other ground level street facing windows
- **d.** Expressive canopies: Canopy colors, materials, and/or patterns at the building corner shall be distinctive from canopies on the rest of the building
- **e.** Higher bays: Within 20 feet of the building corner at the intersection, provide bays a minimum 18 feet in height, that are also taller than bays on the rest of the building
- **f.** Plaza: Provide a plaza or enhanced setback area, a minimum 300 square feet including the following pedestrian amenities: seating, landscaped planters with trees, pedestrian scaled lighting fixtures, and either decorative paving or a public art feature
- **g.** Cupola
- **h.** Turret.
- **i.** Primary materials, as defined in **Section 7.0512.B.7**, used for no less than 80 percent of the street-facing facades within 20 feet of the building corner. Primary material usage on the remainder of the façade shall be measured independently and shall follow standards specified in **Section 7.0512.B.7**.

B.6. Gateways, Continued

DESIGN GUIDELINES

All Development, Continued

G4. Publicly Accessible Open Space. Open space areas may be developed to add pedestrian spaces in areas that would be difficult to otherwise develop. The open space shall be designed to encourage pedestrian gathering and utilization.

DESIGN STANDARDS

All Development, Continued

S4. Publicly Accessible Open Space. Because of irregular parcels created by the orientation of Burnside and Stark, publicly accessible open spaces may be developed in place of buildings and count toward the building frontage requirement at the Gateways. These publicly accessible open spaces shall include the following features:

- **a.** At least 20 percent of the area shall be hardscaped with decorative paving;
- **b.** At least 30 percent of the area shall be landscaped with trees, shrubs, groundcover and perennial landscape plantings;
- **c.** Pedestrian-scaled lighting fixtures shall be no taller than 18 feet;
- **d.** An average of at least one bench or seating unit for each 200 square feet of area shall be provided (seating may be grouped into benches or ledges);
- **e.** One element with sustainability attributes (such as but not limited to rain gardens, solar powered lights or equipment, or pervious pavement) shall be provided; and
- **f.** One of the following elements that provides a focal point to the space shall be provided:
  - **i.** Changes in paving pattern, color, or texture;
  - **ii.** A clock tower;
  - **iii.** A water feature, such as but not limited to a splash pad or fountain;
  - **iv.** An art sculpture installation; or
  - **v.** A specimen tree planted at a minimum caliper size of 3 inches.

B.7. Materials

Intent: To promote the use of high-quality, durable and attractive materials in buildings which contribute to the aesthetic quality of the development and to the urban design fabric of the community.

Applicable Rockwood Design Principles:

C. Safe Design
H. Architectural Quality
I. Sustainable Architectural Design
J. Rehabilitation
L. High-Quality Materials

Existing Development: Existing Buildings: If renovations include façade modifications, modified sections shall comply with standards specified in **Section 7.0512.B.7**. Existing brick and stone buildings undergoing façade renovations shall remove any paint, paneling or other covering applied to these materials to reveal original surfaces.

DESIGN GUIDELINES	DESIGN STANDARDS
All Development	**All Development**
G1. Materials: **a.** The predominant building materials 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. 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.	**S1.** Materials: **a.** Buildings shall utilize primary materials for no less than 65 percent of each building facade area. **b.** Secondary materials are prohibited as primary cladding on building facades and shall not be allowed on more than 35 percent of each building facade area. **c.** Accent materials are permitted on no greater than 5 percent of each facade as trims or accents (e.g. flashing, projecting features, ornamentation, etc.).
G2. Prohibited Materials. Materials identified as prohibited in **Table 7.0512.B.7** shall not be used on any building.	**S2.** Prohibited Materials. Developments shall not utilize materials listed as prohibited.

B.7. Materials, Continued

DESIGN GUIDELINES

All Development, Continued

G3. Fencing. Fencing shall be aesthetically pleasing and complementary to the development. Fencing shall be composed of high-quality, long-lasting materials.

DESIGN STANDARDS

All Development, Continued

S3. Fencing. Fencing materials shall be durable, maintainable, and attractive.

Table 7.0512.B.7: Primary, Secondary, Accent and Prohibited Materials

Material **P= Primary, S = Secondary, A = Accent, N = Prohibited**	**Commercial, Mixed-Use, or Civic**	**Multi-Family/ Shared Housing Facilities & Townhouse**
Brick (full dimensional)	P	P
Stone/Masonry[1]	P	P
Stucco[2]	P	P
Glass (transparent and spandrel)	P	P
Finished Wood, Wood Veneers and Wood Siding	P	P
Factory or Naturally Finished Flat, Profiled, Fluted or Ribbed Metal[3] Panels	P	P
Fiber Reinforced Cement Siding and Panels	S	P
Concrete Blocks with Integral Color (ground, polished or glazed finishes)	S	S
Concrete (poured in place or precast)	S	S
Ceramic Tile	S	S
Standing Seam Metal[3]	S	S
Concrete Blocks with Integral Color (split face finish)	A	A
Corrugated Metal	A	A
Glass Block	A	A
Vegetated Wall Panels or Trellises	A	A
Vinyl Siding	N	N
T-111 Plywood	N	N
Exterior Insulation Finishing System (EIFS)	N	N
Plastic or Vinyl Fencing	N	N
Chain Link Fence	N	N

Table 7.0512.B.7 Notes:

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