

SECTION 7.0100

CORRIDOR DESIGN DISTRICT



7.0101 INTRODUCTION

A. Applicability:

New developments, additions, and remodels in the Corridor Design District, as defined in Section 3.0100 Definitions, are subject to design review for the determination of consistency with the Guidelines and/or Standards contained in this Code.

Sections 7.0101 – 7.0103 shall apply to:

- Commercial, industrial, and institutional uses;
- Multifamily uses;
- Mixed-use developments;
- Residential facilities and elderly housing;
- Plexes: Duplexes, triplexes, and quadplexes in the Downtown Design District and Rockwood Design District, only; and
- The multifamily residential component of mixed-use developments in Pleasant Valley and Springwater, unless superseded by the Plan District Standards.

These sections do not apply to: Townhouses (for these developments, see Section 7.0430); residential home facilities; transit shelters; park-and-ride facilities; recycling drop boxes; utilities and public facilities (as described in Appendix 5: Public Facilities); wireless communication facilities; public urban plazas and walking paths with associated trail access points and trail heads; developments (such as parking lots) in public parks; park-related structures such as picnic shelters and public restrooms in public parks; cemeteries; sewerage or drainage system structures; water system structures; helicopter landing facilities; and similar uses/structures as determined by the Manager.

Existing Development: Guidelines and standards in Section 7.0103(A) 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 7.0103(B) apply to buildings that were constructed prior to November 16, 2010, as determined by the Manager or Design Commission. For Sections 7.0103(A) and (B), site and building modifications needed to comply with Section 8.0200 shall comply with applicable guidelines and standards.

B. Purpose:

The Corridor Design District Design Review Principles, Guidelines, and Standards help facilitate attractive, innovative, high-quality, sustainable development; encourage multi-modal transportation; and promote livability and public safety, thereby fostering quality environments and a sense of community throughout the City.

C. Design Review Process:

Projects subject to design review, as described in Article 7 Design Review, are either brought before the Design Commission or administered by the Manager. For projects subject to 7.0103 the Design Commission or the Manager shall make findings and decisions concerning conformance with the Design Guidelines and/or Standards, based on which review process is selected. Refer to Article 11 Procedures for review process details.

D. How to Use this Code:

1. Design Review:

The City has set up two alternative Design Review tracks.

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

Applicants have the choice of complying with either option. If the Clear and Objective Track is chosen, the applicant must meet all applicable development standards. Deviation from any of the standards in Section 7.0103 (choosing to follow one or more guidelines) means the application is using the Discretionary Track.

a. 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 7.0103. The aim is to encourage applicants to propose exciting, innovative designs, while still ensuring the City's design concerns and objectives for new development are met. In this case, applicants shall meet the Design Guidelines. The Design Commission may waive a Guideline or Guidelines to achieve the flexibility necessary to support a particularly creative proposal. Approval requires that the applicant demonstrate to the Design Commission that the waiver from the Guideline(s) would result in a development that better meets the applicable Design Principles and the intent statement preceding the Guidelines.

b. 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. That said, the Standards are written in a way to offer choices and allow for projects that are interesting and of superior design as individual buildings, while also contributing to a cohesive neighborhood. A decision on approval will come from the Manager or Design Commission. Deviation from any of the Standards will require the applicant to follow the Discretionary Track.

2. Layout:

The design Principles, Guidelines, and Standards are divided into two primary categories:

a. Site Design:

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

b. Building Design:

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

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

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

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

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

For each item, either the Guideline or the Standard shall be followed. Guidelines correspond to the Standard of the same number and vice versa. For example, the fifth Guideline corresponds with the fifth Standard (such 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.

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:

- Article 4: Land Use and Plan Districts;
- Article 5: Overlay Districts;
- Article 6: Land Divisions and Consolidations;
- Article 7: Design Review;
- Article 8: Special Uses;
- Article 9: Common Requirements; and
- Article 11: Procedures.

5. Exemptions:

Development within this Design District is exempted from the following sections:

- a. 7.0310 Commercial (except those in a Design District), Institutional and Mixed Use Developments (Non-Residential Component); and
- b. 7.0210: Transit and Pedestrian Design Criteria and Standards.

7.0102 CORRIDOR DESIGN DISTRICT DESIGN PRINCIPLES

Site Design Principles:

- A. Site Planning:** Buildings shall be sited in a manner that fosters community and stewardship, as well as provides a sense of separation and transition between public and private spaces. Developments shall be designed to mitigate or minimize impacts on surrounding properties, public spaces, and the environment.
- B. Sustainability:** Development shall promote the efficient use of land and resources by conserving and protecting trees, water, and topography; reducing chemical use; increasing surface water infiltration; promoting energy conservation; and other sustainability measures.
- C. Safe Design:** Site and building design shall integrate Crime Prevention Through Environmental Design (CPTED) strategies as appropriate to enhance the safety, security, livability, and comfort of site users and residents.
- D. Public Spaces:** Site plans shall incorporate outdoor public spaces that encourage activity, gathering, and enjoyment. These spaces shall foster desirability, place identity, and enhance the overall aesthetic of the site. Multifamily development shall provide functional public, semi-public, and private open spaces for all residents.
- E. Landscaping:** Landscaping shall be utilized to create an attractive and sustainable built environment by enhancing building and site appearance, defining pedestrian spaces, walkways, and streets; breaking down the scale of parking areas; and screening service and loading areas.
- F. Building and Site Orientation:** Buildings shall be oriented toward and be placed in close proximity to the street to create a consistent street edge, to create eyes on the street, and to encourage interaction between pedestrians.
- G. Transportation Mode Provisions:** Developments shall be comfortable for pedestrians and shall be designed and sited to encourage transportation by modes such as walking, biking, and mass transit.
- H. Parking:** Surface parking shall be configured in a manner that minimizes its visual and environmental impacts on the site and on surrounding properties. Parking shall not dominate the site and the quantity of parking shall relate to actual usage and the needs of site users and residents.



Fig. A: Design sites to foster community



Fig. B: Utilize sustainable design strategies



Fig. D: Incorporate outdoor public spaces



Fig. E: Utilize landscaping to create attractive, sustainable site designs

Building Design Principles:

- I. Design Excellence and Architectural Expression:** Developments shall create aesthetically pleasing architectural design that responds to the unique physical conditions of the site and that contributes to the sense of place, neighborhood, and pride in the City.
- J. Prominence and Hierarchy:** Buildings shall be designed in a manner that enriches and gives design prominence to important corners, streets, and locations in the City.
- K. Building Form and Articulation:** Design strategies that break down the scale of large buildings into smaller human-scale masses shall be utilized, creating visual interest and eliminating blank facades.
- L. Building Activity and Glazing:** Additional glazing shall be provided at pedestrian levels to allow views into active interior spaces of commercial buildings, and to provide a visual connection and natural surveillance for all development.
- M. Sustainable Architectural Design:** Architectural design and best practices shall be incorporated that minimize energy use and life cycle costs, support residents' health, and maximizes a building's positive impact on the built and natural environments.
- N. High Quality Materials:** Buildings shall utilize a combination of complimentary high-quality materials that are attractive, durable, and context appropriate.



Fig. K: Break down building massing



Fig. L: Utilize pedestrian level glazing



Fig. N. Utilize high-quality materials

7.0103 CORRIDOR DESIGN DISTRICT DESIGN GUIDELINES AND STANDARDS

Headings in Section 7.0103 apply to the following (except as exempted in Section 7.0101(A)):

- **All Development:** All developments, unless otherwise noted.
- **Commercial, Industrial, and Institutional:** All developments that are commercial (including live-work units), institutional, or industrial uses; as well as commercial, institutional, or industrial uses included as components of mixed-use developments. However, parks, open spaces, and trails are not included.
- **Multifamily and Townhouse Style:** Multifamily, residential components of mixed-use buildings, Elderly Housing, Residential Facilities, and Townhouse Style Multifamily, unless otherwise specified. Duplexes, Triplexes, and Quadplexes in the Rockwood Design District and in the DCC, DMU, and DTM sub-districts of the Downtown Plan District, unless noted otherwise.
- **Mixed-Use Development:** For mixed-use developments, guidelines and standards under the Commercial, Industrial, and Institutional heading apply to those parts of the building and site designed for those uses, and the guidelines and standards under Multifamily and Townhouse Style headings apply to those parts of the building and site designed for those uses. The “All Development” standards apply to the entire building and site.
- **Plexes:** For duplexes, triplexes, and quadplexes in the Rockwood Design District and in the DCC, DMU, and DTM subdistricts, guidelines and standards under the headings All Development; Multifamily and Townhouse Style; and Additional Standards for Plexes and Townhouse Style shall apply, unless noted otherwise.

1. INTEGRATED SITE DESIGN

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

Key Corridor District Design Principles:

- A. Site Planning
- G. Transportation Mode Provisions



Fig. A.1: A landscaped pedestrian path provides connections through a development to the surrounding neighborhood.

DESIGN GUIDELINES

All Development

- G1.** 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 public streets.
 - b. The 7.0103(A)(1)(S1)(b) standard shall be met.

Multifamily and Townhouse Style

- G2.** The 7.0103(A)(1)(S2) standard shall be met.

DESIGN STANDARDS

All Development

- S1.** Connections to surrounding properties and neighborhoods shall be established and include public streets, public bikeways, primary internal drives, and/or pedestrian paths.
- a. Pedestrian 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 adjacent properties are developed to this standard.

Multifamily and Townhouse Style

- S2.** When, as a result of required public street dedications, new parcels or blocks are created within a development site, individual parcels or blocks need not meet minimum residential density standards for the district, provided the development as a whole meets the standard.



Fig. A.1.S1: Gresham Station utilizes public streets to break down the scale of the large parking area, adding pedestrian connections and street trees and creating a more walkable environment.

2. BUILDING FRONTAGE AND PLACEMENT

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

Key Corridor District Design Principles:

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



Fig. A.2: Buildings at the street edge enhance pedestrian spaces.

DESIGN GUIDELINES

All Development

- G1.** Buildings shall be placed close to the street and shall occupy sufficient street frontage to define the street edge and create a pedestrian friendly environment.
- a. Sufficient length of buildings shall be present along a frontage to maintain a continuous building street wall, and in general limit spatial gaps other than those necessary to accommodate auto, bicycle, and pedestrian access in order to define the street edge.
 - b. Buildings shall be located with the primary facade or a street-facing open space, such as a courtyard, oriented to the street.

DESIGN STANDARDS

All Development

- S1.** Building frontage shall be measured by the length of the building present between the minimum and maximum setback (the “setback zone”). Space attributed to public streets, driveways (excluding driveways for townhouse style units and plexes), 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 access, such as a flag pole, are not required to meet the requirements for minimum building on the frontage.
- a. At least 50 percent of the site’s frontage on any street shall be occupied by buildings oriented to the abutting street.
 - b. For multifamily buildings with a central courtyard space that opens to the street, at least 60 percent of the site’s frontage on any street shall be occupied by buildings and central courtyard.

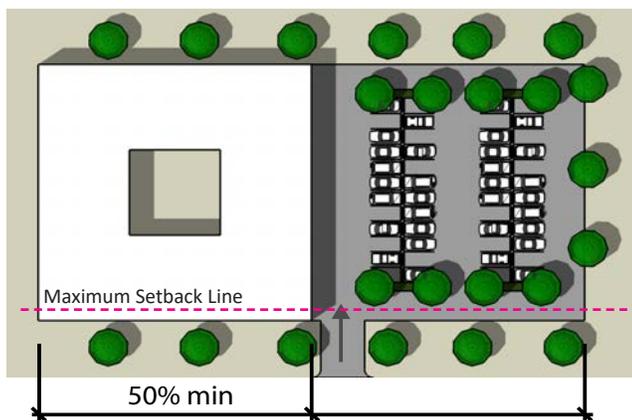


Fig. A.2.S1.a Minimum street frontage for buildings without a central courtyard that opens to the street.

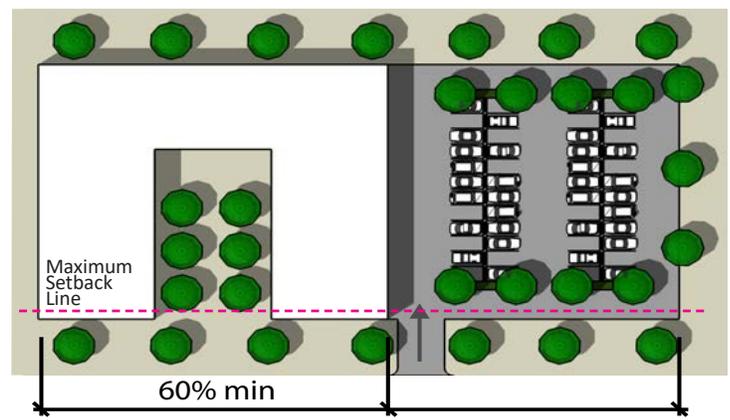


Fig. A.2.S1.b: Minimum street frontage for buildings with a central courtyard that opens to the street.

2. BUILDING FRONTAGE AND PLACEMENT, CONTINUED

DESIGN GUIDELINES

All Development, Continued

- G2.** Publicly accessible open spaces may count toward building frontage requirements and allow for greater building setbacks when they are developed for public use, located in highly visible areas, and designed to encourage and concentrate activity. They shall be in close proximity to building entries and contain pedestrian connections through the space.
- G3.** Where a new development creates internal public streets on a site, future buildings on the site shall be oriented to the new streets.

Commercial, Industrial, and Institutional

- G4.** For Auto-Dependent uses, when the building is outside the setback zone, the pedestrian environment shall be defined and enhanced through the use of pedestrian scaled elements that establish a physical edge adjacent to the street.

Multifamily and Townhouse Style

- G5.** Provide adequate separation between multifamily dwelling units, including plexes, to allow for pedestrian access, sunlight, air circulation, and semi-public open spaces.



Fig. A.2.S2: Open spaces can be used to create an increased building setback and may count toward the frontage requirements.

DESIGN STANDARDS

All Development, Continued

- S2.** Publicly accessible open spaces, meeting the requirements of Section 7.0103(A)(5)(S1) may be utilized to create an increased setback and/or may count toward the required building frontage for up to 20 percent of the required building frontage length when:
- Placed next to or in front of a building that is setback no more than 40 feet from the right of way. When located between a building and a sidewalk, direct pedestrian access shall be provided to the abutting building; and
 - A building entry faces and abuts the space or is located no more than 80 feet from the space, measured by walking distance, in order to promote activity in the publicly accessible open spaces.
- S3.** Internal public streets created as part of the development do not have a building frontage requirement for the initial development. Subsequent building development, including redevelopment and intensification of the site shall comply with building frontage requirements on the internal public streets.

Commercial, Industrial, and Institutional

- S4.** Auto-Dependent Uses may utilize alternative features in conjunction with the primary structure to count toward the building frontage requirement. Canopies located within the setback zone, that are associated with these uses, may count toward the frontage requirement if used with a decorative masonry wall a minimum of 36 inches in height. Other alternatives include pergolas or a landscape planter, a minimum of 8 feet in width with shrubs maintained at a height of 36 inches at maturity, to provide screening.

Multifamily and Townhouse Style

- S5.** Where more than one multifamily building (including plexes) on a site faces one another, a minimum separation of 20 feet shall be required between front building facades, inclusive of setbacks. The separation area shall include, at a minimum, a shared pedestrian walkway 5 to 10 feet wide and landscaping.



Fig. A.2.S4: For auto-dependent uses, alternative features such as a canopy with a decorative masonry wall may count toward the frontage requirement.

3. PEDESTRIAN CIRCULATION

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

Key Corridor District Design Principles:

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



Fig. A.3: Pedestrian circulation route provides connections on and through the site.

DESIGN GUIDELINES

All Development

- G1.** Sites shall have an integrated pedestrian circulation system that connects important areas of the site and provides dedicated space for efficient pedestrian movement on site.
- G2.** Walkway Construction. The 7.0103(A)(3)(S2) standard shall be met.

DESIGN STANDARDS

All Development

- S1.** All developments shall include a continuous on-site pedestrian circulation system that provides connections between all adjacent streets; primary internal drives; building and dwelling unit entries (except service entries) including those of future buildings; transit stops and facilities; auto and bicycle parking areas; open spaces; and other amenities on site. The system shall provide reasonably direct connections between all destinations.
- S2.** Walkway Construction. All walkways comprising the pedestrian circulation system shall be hard surfaced, slip resistant, and constructed of scored or saw-cut concrete or of decorative paving such as colored and stamped concrete, brick, stone, or concrete pavers. Walkways shall be constructed at a consistent height except where crossing auto routes and be at least 5 feet in width. When abutting parking stalls, walkways shall be at least 7 feet wide or shall be separated from parking stalls by wheel stops with a minimum 2-foot overhang. When adjacent to or crossing auto traffic routes, surface materials shall contrast visually with adjoining surfaces.



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



Fig. A.3.S2: A pedestrian circulation route which is separated from parking stalls and utilizes contrasting paving where crossing auto traffic routes.

3. PEDESTRIAN CIRCULATION, CONTINUED

DESIGN GUIDELINES

All Development, Continued

G3. Parking area walkways shall provide additional buffering when between adjacent parking stalls. When crossing drive aisles, walkways shall utilize strategies which minimize crossing distances and slow traffic in order to provide safe passage for pedestrians.

G4. Addressing System. The 7.0103(A)(3) (S4) standard shall be met.



Fig. A.3.S4: Building address is illuminated and clearly visible.

DESIGN STANDARDS

All Development, Continued

S3. When parking area walkways are perpendicular to drive aisles, they shall be landscaped along their entire length in the form of planting bays or landscape strips, exclusive of areas where the path crosses drive aisles. Planting bays that incorporate parking area 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.

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

- a. Individual multifamily building addresses shall be clearly visible (as determined by the Fire Marshal) from the abutting public street right-of-way or from the abutting driveway or private street; shall be at least 6 inches in height; shall be of a contrasting color to the background; and shall be illuminated with a minimum of 1.0 foot-candle so as to be visible during hours of darkness. Building addresses (including any building identification letters) shall be clearly visible on all sides of the buildings.
- b. For complexes of two or more buildings, an illuminated map of the complex showing the location of the visitor and the unit designations within the complex shall be positioned at each driveway entry to the shared parking area. The illumination shall be a minimum of 1.0 foot-candle. The directory sign(s) shall be free-standing, shall have a 3-foot to 5.5-foot height, 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.
- c. The numbering of the parking spaces shall not directly correspond to the unit numbers, for safety purposes.



Fig. A.3.S3: Landscaped parking area walkway perpendicular to drive aisles.

3. PEDESTRIAN CIRCULATION, CONTINUED

DESIGN GUIDELINES

Commercial, Industrial, and Institutional

G5. In large parking lots, walkways that are perpendicular to drive aisles shall be present when necessary to access buildings served by the parking area.

Multifamily and Townhouse Style

G6. Multifamily developments shall have an integrated pedestrian circulation system which connects building and unit entries to site amenities and abutting rights-of-way at spacing that allows for ease of pedestrian access through and around the site.

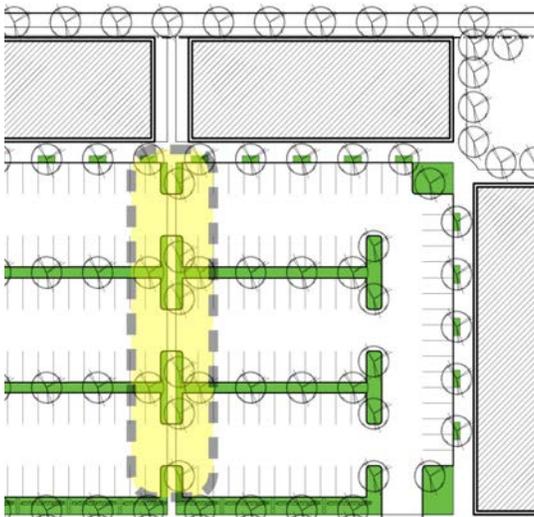


Fig. A.3.S5: Site diagram illustrating a parking area walkway perpendicular to the parking drive aisles. The walkway is present when the parking area includes at least three parking modules parallel to the building.

DESIGN STANDARDS

Commercial, Industrial, and Institutional

S5. Parking area walkways shall be created perpendicular to the drive aisles when the following conditions occur:

- Parking areas contain more than 100 spaces;
- The parking area includes a depth of three or more parking modules from the abutting building; and
- Commercial, industrial, or institutional tenant spaces or other uses on site exist in locations parallel to the parking drive aisle.

Multifamily and Townhouse Style

S6. The on-site pedestrian circulation system shall be continuous and connect the following: streets abutting the site; ground level entrances to individual units; common building entrances; common buildings such as laundry and recreation facilities; parking areas; shared open spaces; children's play areas; abutting transit facility; bicycle parking; storage areas; and any pedestrian amenities such as plazas, resting areas, and viewpoints. A walkway connection shall be provided to an abutting street frontage an average of every 200 linear feet of street frontage.



Fig. A.3.S6: Pedestrian circulation route provides connection between units, streets, and shared amenities.

4. PARKING, LOADING, AND SERVICE AREAS

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

Key Corridor District Design Principles:

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



Fig. A.4: Parking area is located behind multifamily buildings and accessed from a secondary frontage.

DESIGN GUIDELINES

All Development

- G1.** 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. In order to minimize the size of off-street auto parking areas, provide convenient short-term, on-street parking (where allowed by street type) in front of commercial, industrial, and institutional developments.

DESIGN STANDARDS

All Development

- S1.** Except for individual driveways for plexes and townhouse style units, on-site auto surface parking areas, garages, and auto circulation areas shall not be located between a building and an abutting street right-of-way. Auto parking and circulation areas shall be located to the side, interior, rear, on top of, or beneath buildings.
- a. Auto 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, auto parking areas shall be no closer than 8 feet to the right-of-way on secondary or rear frontages, regardless of building location.
 - b. For Commercial, Institutional, and Industrial uses, auto parking along new public streets (on-street parking), created as part of the development, may count toward the minimum parking requirement.

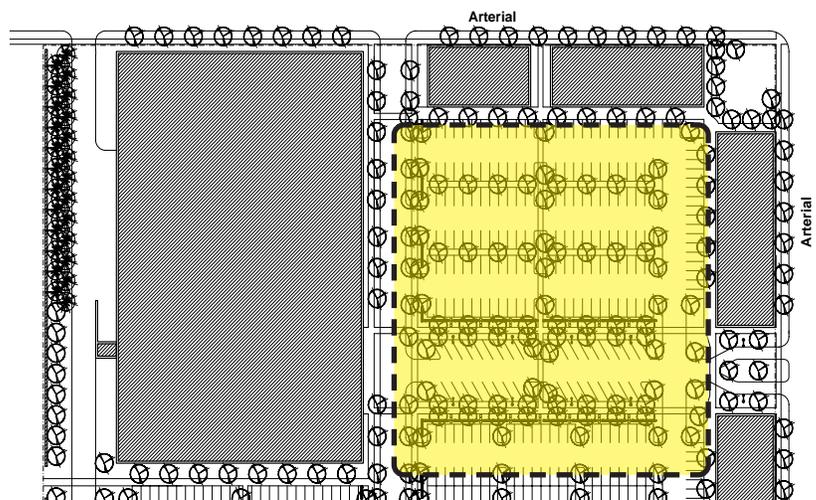


Fig. A.4.S1: Parking is located to the rear of street facing buildings.

4. PARKING, LOADING, AND SERVICE AREAS, CONTINUED

DESIGN GUIDELINES

All Development, Continued

- G2.** 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. Pedestrian paths, internal public 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.** Primary Internal Drives shall replicate the character of a public street, creating a pedestrian-oriented environment and accommodating pedestrians, auto traffic, and parking. Primary internal drives shall incorporate amenities appropriate for city streets, including sidewalks, street trees, landscaping, pedestrian-level lighting, and other features.



Fig. A.4.S3: Cascade Station, Portland, OR, utilizes primary internal drives on a regular grid to divide the parking area and provide opportunities for landscaping.

DESIGN STANDARDS

All Development, Continued

- S2.** Where more than 100 surface auto parking spaces are provided on-site in a centralized parking area, auto parking shall be divided into areas of 100 or fewer spaces by one of the following methods:
- Pedestrian path(s) with landscaping connecting through the parking area to surrounding uses and public rights-of-way; and/or
 - A system of internal public streets or primary internal drives; and/or
 - 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 pedestrian walking path(s).
- S3.** When sites utilize primary internal drives, the following standards shall apply:
- Primary internal drives shall consist of a 24-foot two-way drive aisle; a sidewalk no less than 6 feet in width and an amenity zone no less than 6 feet in width shall be provided on each side of the drive.
- Drive aisles shall be a minimum width of 26 feet to accommodate emergency vehicles, or as determined by the Fire Marshal.
 - Where primary internal drives are not adjacent to buildings, the amenity zone and sidewalk may each be reduced to 5 feet in width if space limitations prohibit wider dimensions.
 - 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.
 - Shade (canopy) trees shall be planted on primary internal drives in the amenity zone at an average tree spacing of 30 feet. The amenity zone shall allow stormwater infiltration at a minimum of 6 feet from the base of a tree, extending outward, through techniques such as permeable paving, tree grates, or landscaped areas. Structural soil, Silva Cells or root channels shall be provided in the infiltration area of the amenity zone when paved. All trees planted on the primary internal drives shall be selected from the City of Gresham Approved Street Trees list.
 - Lighting shall be provided along primary internal drives and shall not exceed 25 feet in height. Illumination levels are specified in Section 7.0103(A)(7).

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4. PARKING, LOADING, AND SERVICE AREAS, CONTINUED

DESIGN GUIDELINES

All Development, Continued

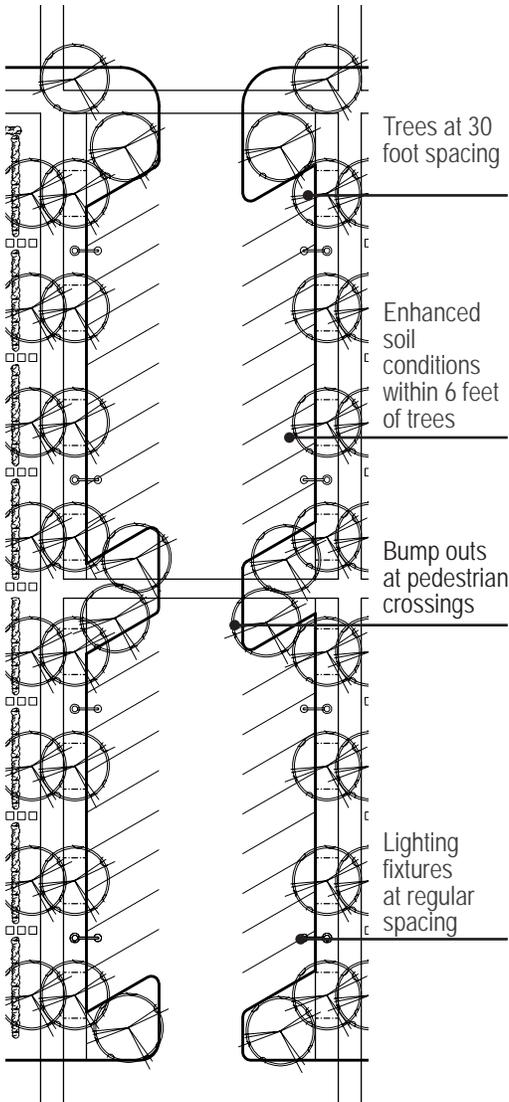


Fig. A.4.S3.f: Plan view of primary internal drive showing optional angle parking.

DESIGN STANDARDS

All Development, Continued

S3. Continued

- f. When primary internal drives include auto parking:
 - i. The amenity zone shall allow frequent connections between parking stalls and the sidewalk. At least one paved connection shall be provided between street trees. Paving shall match or accent the sidewalk by: using concrete; using paving which allows stormwater infiltration; or using pavers as approved by the Manager or Design Commission.
 - ii. Bump outs that extend the depth of the parking stall shall be provided to lessen crossing distances where pedestrian routes cross primary internal drives, such as at intersections and at mid-block crossings. Landscaped areas that do not interfere with clear vision requirements and stormwater infiltration areas may be included in areas of the bump outs not required for pedestrian use.
- g. Crosswalks shall be provided on primary internal drives where pedestrian circulation routes cross drive aisles. Crosswalks shall receive enhanced paving that creates a visual distinction between the crosswalk and the adjoining surfaces, such as scored concrete, colored and stamped concrete, brick, stone, or concrete pavers. Striping shall not be an acceptable method of creating visual distinction.
- h. The site's primary auto entry shall utilize a minimum of one gateway feature to establish prominence. Gateway features may include:
 - i. A landscaped median;
 - ii. Decorative masonry piers;
 - iii. Public art pieces;
 - iv. Raised planters with seating walls;
 - v. Pedestrian-oriented decorative way finding signage; and/or
 - vi. Other features approved by the Manager or Design Commission.



Fig. A.4.S4.a-1: Loading area at the rear of the building, visually screened by a wall matching the building architecture and by landscaping at the property line.

4. PARKING, LOADING, AND SERVICE AREAS, CONTINUED

DESIGN GUIDELINES

All Development, Continued

- G4.** Loading facilities and other service areas shall be located away from public view and public areas of the site to the greatest degree possible and shall minimize visual, acoustic, and lighting impacts on surrounding areas.
- a. Walls or liner spaces shall be present at dedicated loading facilities and shall be of sufficient scale to fully conceal and minimize noise from service vehicles. Screening walls shall be visually consistent with the building.
- G5.** Solid waste collection areas shall be designed and constructed as permanent elements of the site, utilizing high quality materials and a design that is consistent or complimentary to surrounding buildings.
- G6.** Garage Entries in Mixed-use Developments. The 7.0103(A)(4)(S6) standard shall be met.

Multifamily and Townhouse Style

- G7.** Parking, loading service, and auto circulation areas shall be integrated into the site design in a manner that does not detract from the design of the building, the street frontage, or the site.



Fig. A.4.S4.a-2: Service and loading area located at rear of building and screened by walls and conifer trees.

DESIGN STANDARDS

All Development, Continued

- S4.** When dedicated loading facilities are required, loading areas shall be located at the rear of the building. If loading areas cannot be located on the rear of the building, they may be placed along the side of the building and recessed from the front facade a distance which prevents service vehicles from extending onto adjacent walkways. Required loading area dimensions can be found in Section 9.0840.
- 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. The liner spaces or walls shall fully conceal service vehicles except at the entry in order to allow for safe movement while exiting. Liner spaces and screening walls shall be designed consistently with the remainder of the building and design standards in Section 7.0103(B).
- S5.** Solid Waste and Recycling Collection Area. In addition to requirements stated in Section 7.0212 Solid Waste and Recycling Collection Area, the collection area shall be entirely screened and enclosed by a fence or wall of at least 6 feet in height, designed using cladding materials and detailing, including colors and patterns, consistent with the primary building(s).
- S6.** In Mixed-Use developments, garage entries are prohibited on a primary facade facing the street that includes ground floor commercial use(s). This standard is not applicable when a site has only one street frontage and no alley access.

Multifamily and Townhouse Style

- S7.** Parking areas located to the side of the building shall be limited to 50 percent of the site's street frontage.



Fig. A.4.S5: Collection areas enclosed with walls using high quality building materials.

4. PARKING, LOADING, AND SERVICE AREAS, CONTINUED

DESIGN GUIDELINES

Multifamily and Townhouse Style, continued

- G8.** Storage for articles used outdoors 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.
- G9.** Garage doors shall be integrated into the design of the larger facade in terms of color, scale, materials, and building style.
- G10.** Detached garages and carport structures shall complement, and not detract from, the appearance of the primary structure(s).

Additional Guidelines for Plexes and Townhouse Style

- G11.** Garage Openings. The impact of garages on the pedestrian environment and visual composition of buildings shall be minimized.



Fig. A.4.S11: Garage opening widths are less than 50 percent of the facade width of the unit they serve.

DESIGN STANDARDS

Multifamily and Townhouse Style, continued

- S8.** Storage facilities shall be provided for articles used outdoors such as barbecues, outdoor furniture, etc. The storage facility shall be a minimum 6 feet high and 24 square feet in area. The facility shall either be connected to each unit in a logical fashion as part of the building design or shall be easily accessible (such as in a central facility or garage) and capable of being locked. (Except for retirement housing as defined in Section 3.0100, elderly housing and assisted living developments need not comply with this standard.)
- S9.** Garage doors shall match the main building in terms of color, materials, and trim.
- S10.** Detached garages or carports shall utilize the same architectural style and/or building materials that are used for the primary structure(s).

Additional Standards for Plexes and Townhouse Style

- S11.** Garage Openings.
- 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.
 - Attached garages shall be located at least 4 feet behind the front facade (the facade with the primary entry).



Fig. A.4.S10: Detached garages utilize a similar architectural style and appearance to the primary structure.

5. OPEN SPACES

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

Key Corridor District Design Principles:

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



Fig. A.5: A centrally located open space with children's play area.

DESIGN GUIDELINES

All Development

G1. Publicly accessible open space may include a variety of public space typologies, both hardscaped and landscaped, such as on-site plazas, interior courtyards, patios, terraces, and gardens. Public spaces shall incorporate features that advance sustainable principles and shall include focal points such as an art sculpture, water feature, pavilion, seating area, specimen plants, unique paving, or unusual lighting. When possible, these spaces shall take advantage of and preserve any natural features on the site and shall be designed to accentuate view corridors.

DESIGN STANDARDS

All Development

- S1.** Publicly accessible open space may be utilized to create an increased setback and/or may count toward the required building frontage, per Section 7.0103(A)(2). When incorporated into a development, publicly accessible open spaces shall incorporate the following:
- a. At least 30 percent of the area shall be planted with trees, shrubs, groundcover, and perennial landscape plantings.
 - b. At least 30 percent of the area shall be hardscaped with decorative paving that meets accessibility standards.
 - c. At least one bench or seating unit for each 200 square feet of area (seating may be grouped into benches or ledges).
 - d. Pedestrian-scaled lighting fixtures no taller than 18 feet.
 - e. At least one element with sustainability attributes, such as, but not limited to: rain gardens; a green wall; solar powered lights or equipment; pervious paving; or benches made from recycled materials.
 - f. Artistic design elements such as decorative paving patterns, ornamental art features, creative lighting elements, etc.



Fig. A.5.S1: Publicly accessible open space in front of the building includes pedestrian friendly and sustainable elements.

5. OPEN SPACES, CONTINUED

DESIGN GUIDELINES

All Development, Continued

G2. The dimensions of outdoor spaces shall be sufficient to encourage and support usage and activity. They shall be proportioned and designed to be comfortable for human activity and social interaction – standing, sitting, and talking.

Multifamily and Townhouse Style

G3. Shared Open Space. Sufficient open space shall be provided for the purpose of outdoor recreation, scenic amenity, or shared exterior space for people to gather.



Fig. A.5.S3. A well-maintained courtyard shared open space at the center of a multifamily development.

G4. Outdoor Private Space. Developments shall include functional open space for residents that allows for passive and/or active recreation. Alternatively, all or a portion of the required square footage of outdoor private space may be added and incorporated into the required shared open space.

DESIGN STANDARDS

All Development, Continued

S2. Publicly accessible open spaces shall have minimum dimensions of 30 feet by 20 feet.

Multifamily and Townhouse Style

S3. Shared Open Space.

- a. Shared open space shall be provided for developments containing four or more units.
 - i. For sites 20,000 square feet and greater in gross site area a minimum of 4 percent of the gross site area, but not less than 1,000 square feet, shall be shared open space.
 - ii. For sites less than 20,000 square feet in gross site area, a minimum of 4 percent of the gross site area, but not less than 500 square feet, shall be shared open space.
- b. A shared open space may be any of the following: recreational facilities such as tennis, racquetball and basketball courts; recreation building (not including office space); swimming pools and spas; gathering spaces such as courtyards, gazebos, picnic, and barbecue areas; gardens; preserved natural areas; lawns; dual use areas (such as a basketball court that doubles as a loading space); children's play areas; and other recreational facilities as approved by the Manager or Design Commission.
- 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 yard setback area unless the open space includes preserved natural areas.

S4. Outdoor Private Space. Attached and directly accessible outdoor private space of no less than 80 square feet in area shall be provided for all dwelling units. The minimum dimension(s) of the outdoor private space shall be 6 feet in each direction (balconies that do not meet the dimensional requirements, such as Juliet balconies, are allowed but do not count toward the minimum private space standard). The area shall be designed to provide privacy for unit residents with elements such as walls, railings, fences, or shrubs. (Elderly housing developments that are assisted living developments need not comply with this requirement. "Retirement housing" shall comply with 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.

Continued on following page

5. OPEN SPACES, CONTINUED

DESIGN GUIDELINES

Multifamily and Townhouse Style,
Continued

- G5.** Communal gathering areas shall be in a central location that provides for community surveillance and access control.
- G6.** Children's Play Area. Children's play areas shall be designed to promote safety, creative play, and exercise and shall be adequate for the number of units in the development.



Fig. A.5.S4: Outdoor private space is provided in the form of balconies attached to each unit.



Fig. A.5.S6.d and e: Children's play area is centrally located and enclosed with a wood fence.

DESIGN STANDARDS

Multifamily and Townhouse Style, Continued

S4. Continued

- a. Ground level dwelling units. Required outdoor private space may be located at the primary entrance for ground level units. Where this is the case, the outdoor private space shall not be screened.
- b. Dwelling units above ground level. The outdoor private space shall be screened or otherwise designed to provide privacy from adjacent units.

S5. Common areas and streets shall be visible from 50 percent of the units that face them. Common areas include, but are not limited to, shared and publicly accessible open spaces; laundry and recreation buildings; pools and similar common facilities; children's play areas; walkways; and parking areas. A unit meets this criterion when at least one window of a frequently used room, such as a kitchen, living room, or dining room, but not a bedroom or bathroom, faces the common area.

S6. Children's Play Area. A minimum of 50 percent of the minimum required shared open space (per Section 7.0103 (A) (5)(S3)) shall be a children's play area. (Developments with less than four units and Elderly Housing need not comply with the children's play area requirement but shall provide the specified shared open space in Section 7.0103(A)(5)(S3) above).

- 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 3 types of play equipment such as slides, swings, towers, jungle gyms, and other natural play elements (such as boulders, logs, and grass mounds), or other equipment as approved by the Manager or Design Commission. A Landscape Architect or a playground recreation expert shall design the children's play area, including selection of the play equipment to ensure that the equipment is compatible, fun, and promotes some form of exercise or movement.
- d. The children's play area shall be centrally located and shall be outside of the required building setbacks and buffer areas.
- e. The children's play area shall be enclosed by one or a combination of any of the following: a 2.5 feet to 3 feet high wall, planter, decorative fence; or by 18 inch high benches or seats.

6. LANDSCAPING

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

Key Corridor District Design Principles:

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



Fig. A.6: A mixture of canopy trees, shrubs, perennials, ornamental grasses, and ground cover contribute to creation of an attractive and sustainable development.

DESIGN GUIDELINES

All Development

- G1.** Licensed Design Professional. The landscape plan shall be created by a licensed design professional such as a Landscape Architect, Architect, or Civil Engineer.
- G2.** Site Landscape Trees. The landscape plan shall provide sufficient vegetation, including trees on the interior of the site, to create an attractive site.
 - a.** Landscaping that offers variety in scale, color, and interest shall be provided using canopy trees, shrubs, perennials, ornamental grasses, groundcovers, and annuals. Ornamental trees and other similar species may be permitted where larger sized trees are not appropriate.
 - b.** Where feasible, existing, healthy trees shall be retained and incorporated into landscape plans. Landscaping requirements may be adjusted to accommodate the retention of existing trees.
 - c.** Trees shall be secured upon installation to avoid toppling and damage from strong winds.

DESIGN STANDARDS

All Development

- S1.** Licensed Design Professional. A professional licensed Landscape Architect shall complete and stamp the landscape plan for the development.
- S2.** Site Landscape Trees. Site trees are required at a rate of 1 tree per 3,000 square feet of gross site area. Buffer, setback, drive, and parking lot tree requirements may count toward the site tree requirement. See also **Section 9.1000**.
 - a.** Site trees must be capable of a height of 25 feet.
 - b.** Existing regulated major trees may be counted as two required site trees. Existing trees to be counted toward this requirement must be confirmed to be healthy as determined by a consulting arborist, a qualified arborist, or a registered consulting arborist.
 - c.** New trees shall be supported by use of stakes, wire, or similar material for at least one year to prevent damage by strong winds.



Fig. A.6.S2: Site trees are provided along the front yard setback, supported by stakes at time of planting.

6. LANDSCAPING, CONTINUED

DESIGN GUIDELINES

All Development, Continued

- G3.** Plant Sizes. The landscape plan shall be designed to provide a mature appearance at installation.

DESIGN STANDARDS

All Development, Continued

- S3.** Plant Sizes. All landscaping shall be planted at sizes no less than the following (measurements shall be taken based on the American Standard for Nursery Stock ANSI standards):
- a.** Deciduous canopy trees shall be a minimum of 2.5 inches caliper size and shall be balled and burlapped or container stock;
 - b.** Deciduous ornamental trees shall be a minimum of 2.0 inches caliper size and shall be balled and burlapped or container stock;
 - c.** Evergreen trees shall be a minimum of 6 feet in height and shall be balled and burlapped or container stock;
 - d.** Evergreen and deciduous shrubs, with the exception of dwarf shrubs such as boxwood, must be a minimum of 24 inches high from finished grade and a minimum of 1 gallon size at planting;
 - e.** Ferns shall be a minimum of 16 inches high from finished grade and 1 gallon 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.



Fig. A.6.S3: Internal landscaping provides trees and other vegetation sized to create an attractive, mature site.

6. LANDSCAPING, CONTINUED

DESIGN GUIDELINES

All Development, Continued

- G4.** Parking Area Landscaping. Auto parking areas shall include landscaping of sufficient quantity and size in order to minimize the visual impact of the parking area, provide opportunities for stormwater management, and provide shading of hardscape areas (reducing the heat island effect of the area).
- G5.** Parking Area Perimeter Screen Landscaping. Parking areas shall be buffered from streets and primary internal drives with landscaping that provides definition to pedestrian areas and screens parking. The dimension of the parking lot landscape buffer shall be adequate to screen the parking and mitigate its visual impact from the street. Perimeter screening shall be layered to provide visual interest, definition of pedestrian areas, and screening at various heights.



Fig. A.6.S5-1: Parking lot perimeter screening using a masonry wall with layered landscaping.

DESIGN STANDARDS

All Development, Continued

- S4.** The minimum percentage of auto parking area landscaping shall be 15 percent.
- Landscaped areas counting toward this requirement shall include parking area perimeter buffers, planting bays or landscape strips, major landscape divisions, landscaping on internal public streets or primary internal drives and all other landscaped areas that are located within 10 feet of parking modules or stalls.
 - 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.
 - 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.
- S5.** Parking Area Perimeter Screen Landscaping. When located adjacent to a public street or primary internal drive, the auto parking area shall be buffered by a landscaped edge no less than 8 feet in width consisting of trees, shrubs, decorative fencing or walls, and ground level plantings in a layered configuration (Fig. A.6.S5.a). This buffer screening shall be located adjacent to the sidewalk of the public street or primary internal drive. Decorative fencing or walls may be included in place of required shrubs in the landscape buffer. When adjacent to driveways and/or intersections, perimeter screening shall be subject to the standards for clear vision areas.

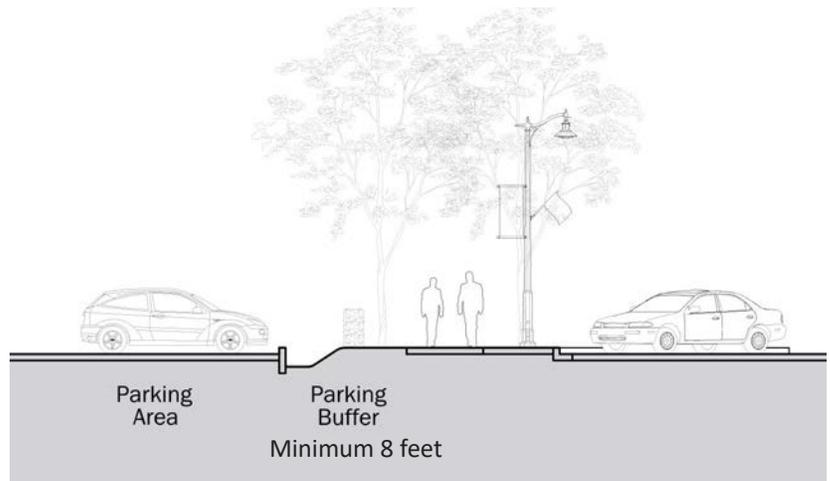


Fig. A.6.S5-2: Potential design of parking area perimeter screening landscaping, with ground level plantings, trees, shrubs and a low wall.

6. LANDSCAPING, CONTINUED

DESIGN GUIDELINES

All Development, Continued

G6. Developments shall utilize strategies that reduce water and energy usage attributed to site development and use, and the transportation of site users, while not detracting from good site and building design. Healthy and sustainable communities shall be created that incorporate “best practices” such as LEED™ for Neighborhood Development to conserve natural resources, reduce carbon emissions, and promote interaction between site users.

G7. Drought resistant landscaping shall be incorporated into the landscape design in a manner that contributes to a reduction in the irrigation water needed.

G8. Irrigation. Plants shall be properly watered to ensure their viability.

G9. Landscape and stormwater practices and strategies that reduce water use shall be included in all developments.



Fig. A.6.S6: Many species of creeping raspberries create dense groundcover and are drought resistant and shade tolerant.

DESIGN STANDARDS

All Development, Continued

- S6.** Energy conservation and sustainability in site development shall be promoted through a minimum of two of the following:
- Preserve a minimum of 50 percent of existing regulated (greater than or equal to 8 inch diameter at breast height (DBH)) trees on site. Preserved trees must be healthy as determined by a consulting arborist.
 - At least 20 percent of trees, 20 percent of shrubs, and 20 percent of groundcover plants shall be food-producing perennial species, such as named varieties of cherries, apples, hazelnuts, blueberries, strawberries, etc. Parking lot and street trees shall be selected from the Recommended Parking Lot and Street Tree lists.
 - Site furnishings such as play structures, fences, gazebos, trash receptacles, benches, and tables shall be constructed with 20 percent sustainably harvested materials, such as Forestry Stewardship Council (FSC)-certified wood and/or recycled content materials, excluding plastics. The intent of this standard can also be achieved through the use of locally sourced materials, originating within 500 miles of the site.
 - Provide a minimum of 20 percent recycled content pavement or pavement base, such as concrete grindings for base materials or blast furnace slag additives, or asphalt with glass for hardscape elements such as streets, sidewalks, paths, parking areas, and courtyards.
- S7.** A minimum of 20 percent of landscape plantings shall be a drought-resistance species.
- S8.** All landscaped areas shall be irrigated by an underground system.
- S9.** Water conservation and treatment shall be promoted through a minimum of two of the following:
- The irrigation system shall minimize water usage by incorporating a rain sensor to prevent watering during a rain event.
 - The irrigation system shall minimize water usage by incorporating a drip irrigation system.
 - On-site rain gardens and stormwater facilities shall be incorporated and designed in accordance with Gresham Green Development Practices for Stormwater Management.
 - Rainwater shall be used in public spaces to activate the space via art elements, water features, etc.

6. LANDSCAPING, CONTINUED

DESIGN GUIDELINES

All Development, Continued

G10. Hardscapes shall be shaded as a means of reducing energy costs (heat island effect), improving stormwater management, and improving the overall aesthetic quality of the built environment.

G11. Landscape Maintenance. The 7.0103(A)(6)(S11) standard shall be met.



Fig. A.6.S10: Large canopy trees contribute to shading of hardscape areas on site.



Fig. A.6.S11.c.i-1: Well maintained landscape areas present a healthy, orderly appearance, free from refuse and debris.

DESIGN STANDARDS

All Development, Continued

S10. 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.

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

- a. Inspections. A City representative will perform a final landscape inspection to ensure that the landscape demonstrates equivalent compliance with the approved landscape plan upon completion of the project and before issuance of a Temporary or Final Certificate of Occupancy following a request from the developer.

The inspection time period is from March 1 to November 15. If an inspection is requested between November 16 and the last day of February and the landscaping is not complete, or if the applicant requests a Temporary Certificate of Occupancy to occupy one or more buildings on site prior to the landscaping being completed, a financial guarantee 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 landscape job.

- b. Establishment Period. The establishment period for the plant material guarantee will begin at the Final Certificate of Occupancy inspection approval to 2 years from that date. All plantings shall be properly planted as to be in a healthy, growing condition at commencement of the establishment period. At the end of the establishment period, any plantings which are 20 percent dead or greater shall be replaced.
- c. Maintenance.
 - i. Maintenance of required plantings by the owner shall be carried out so as to present a healthy, neat, and orderly appearance, free from refuse and debris.

Continued on following page

6. LANDSCAPING, CONTINUED

DESIGN GUIDELINES

All Development, Continued



Fig. A.6.S11.c.i-2: Well maintained landscaped areas present a neat and orderly appearance.

Commercial, Industrial, and Institutional

G12. Site Landscaping. The 7.0103(A)(6) (S12) standard shall be met.



Fig. A.6.S12: Landscaped areas of roof-top open spaces may be credited towards the minimum landscape standard.

DESIGN STANDARDS

All Development, Continued

S11. Continued

- ii. To ensure proper maintenance and as a condition of Final Site Plan approval, the property owner shall enter into and record with the City a Landscape Maintenance Agreement, or include such provisions as part of a condominium master deed, each of which shall be approved by the City Attorney. Such instrument shall identify the minimum plan of maintenance, the person or entity responsible for maintenance, and shall provide the procedure, authority, and finance for City cure of breaches by the responsible entity. Such instrument shall also include: provisions that all unhealthy and dead material shall be replaced within 1 year, or the next appropriate planting period, whichever occurs first; all landscaped areas shall be provided with an operable irrigation system; tree stakes, guy wires and tree wrap are to be removed after 1 winter season; and plantings shall be guaranteed for 2 years after the Final Certificate of Occupancy inspection approval.
- d. Responsibility and Certificates of Occupancy. The owner of the property subject to the requirements of this Section shall be responsible for installing and maintaining landscaping per the approved final landscape plan as specified in this Section. Where a person other than the owner occupies the property, the occupant shall also be responsible for maintenance.

Commercial, Industrial, and Institutional

S12. Site Landscaping. All landscaped setback areas, buffers, landscaped open spaces, eco-roofs, vegetated stormwater facilities, preserved natural areas, and planter areas on site may be credited toward the minimum landscape standard.

- a. In all districts except Corridor Mixed Use, a minimum of 15 percent of the net site area shall be landscaped.
- b. In the Corridor Mixed Use district, a minimum of 20 percent of the net site area shall be landscaped.

6. LANDSCAPING, CONTINUED

DESIGN GUIDELINES

Multifamily and Townhouse Style

G13. Sufficient landscaping shall be provided to contribute to an attractive, green and sustainable development.

G14. The landscape plan shall provide sufficient vegetation including trees in the setback areas to create an attractive site and to buffer uses.



Fig. A.6.S14: Trees provided in the landscape setback provide a buffer between auto traffic and residential uses.

Additional Standards for Plexes and Townhouse Style

G15. Landscaping or other treatments between driveways shall be utilized to break up continuous pavement and provide separation and rainwater infiltration opportunities.

DESIGN STANDARDS

Multifamily and Townhouse Style

S13. Site Landscaping. A minimum of 20 percent of the net site area shall be landscaped. A paved pedestrian walk, when integrated within the landscaped area, may satisfy up to 5 percent of this requirement. All landscaped setback areas, buffers, landscaped open spaces, eco-roofs, vegetated stormwater facilities, preserved natural areas, and planter areas may be credited toward the minimum landscape standard.

S14. All setbacks shall be landscaped and shall have at least 5 deciduous shade trees per 100 linear feet.

- a. Such trees shall be capable of at least 25 feet in height and spread at maturity and be not less than 10 feet in height and 2.5 inches in caliper size at the time of planting.
- b. New evergreen trees may substitute for the required deciduous shade trees on a one-for-one basis, provided the trees are capable of at least 25 feet in height and are at least 8 feet in height at the time of planting.
- c. Each existing regulated major tree that is preserved may be counted as two trees required in the setback. Existing trees to be counted toward this requirement must be confirmed to be healthy by a Consulting Arborist, qualified arborist, or a registered consulting arborist.
- d. Where the setback overlaps a required buffer, the setback trees may be credited towards any tree required for the buffer, and vice versa.
- e. Where a setback is less than 8 feet in width, columnar tree species with a minimum mature height of 25 feet may be used.

Additional Standards for Plexes and Townhouse Style

S15. Landscaping, including trees, shrubs, or ground cover, shall be utilized in the space between abutting driveways that have not been ganged together to reduce impervious surfaces.



Fig. A.6.S15: Where driveways are not ganged together (left), a landscape strip separates driveways (right), allowing for rainwater infiltration opportunities and a softening of the street edge.

7. SITE LIGHTING

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

Key Corridor District Design Principles:

- A. Site Planning
- C. Safe Design

Table 7.0103(A)(7)(1): 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:

¹See 7.0103(A)(7)(S1)(d)



Fig. A.7: A primary internal drive illuminated with pedestrian scaled lighting.



Fig. A.7.S1: Active walkways, open spaces, and building entrances provide appropriate lighting to ensure visibility and safety.

DESIGN GUIDELINES:

All Development

G1. The site shall be designed to achieve uniform illumination levels with a minimum glare to adjacent properties in order to create a comfortable and safe environment.

DESIGN STANDARDS

All Development

- S1.** The following areas shall be illuminated during the hours of darkness: primary internal drives, parking areas, loading and unloading areas, open spaces, pedestrian walkways, and building entries.
- a. The illumination levels listed in Table 7.0103(A)(7)(1) shall act as minimum standards for all exterior lighting.
 - b. Maximum average lighting will be governed by the six-to-one ratio (6:1) of maximum average to minimum illumination (per Table 7.0103(A)(7)(1)) of the surface being lit.
 - c. Maximum illumination at a property line adjacent to a residential use shall not exceed 0.5 foot-candles. Maximum illumination at a property line adjacent to a non-residential use shall not exceed 1.0 foot-candle.
 - d. Average foot-candles shall be the average amount of light at 3-foot height above a surface as determined using a photometric plan with 1-foot grid spot foot-candle readings. The Manager or Design Commission may modify these levels if such modifications are deemed necessary and appropriate for the use and surrounding area.
 - e. No direct light source shall be visible at the property line.

7. SITE LIGHTING, CONTINUED

DESIGN GUIDELINES

All Development, Continued

- G2.** Lighting fixtures shall not create unnecessary upward directed illumination that contributes to sky-glow, nor create negative impacts on surrounding properties or unnecessary glare within the site. The standard may be waived or altered when appropriate decorative fixtures are proposed (e.g. use of decorative up-lighting to illuminate the underside of a canopy or columns on a facade, where a canopy or roof projection restricts the projection of the light into the night sky, or bollards).
- G3.** Lighting fixtures in pedestrian areas shall be appropriately scaled and placed to contribute to a cohesive and visually pleasing environment.

DESIGN STANDARDS

All Development, Continued

- S2.** Developments shall use full cut-off lighting fixtures to avoid off-site lighting, night sky pollution, and shining lights into residential units.
- a.** Fixtures shall have a cut-off angle of 90 degrees as measured perpendicular to the ground.
- S3.** Light fixtures shall not exceed 25 feet in height.
- a.** Weather- and vandalism-resistant covers shall protect lighting devices.



Fig. A.7.S3.a: Pedestrian-scaled bollard lighting with weather resistant coverings are located to illuminate a pedestrian walkway.

1. BUILDING MASSING AND ARTICULATION

Intent: To enhance and enliven wall planes with design features which add depth, detail, and interest to facades; establishing prominence in sections of the facade which are highly visible from surrounding public spaces and streets, while also reducing the visual scale of building facades to the human scale.

Key Corridor District Design Principles:

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



Fig. B.1: Developments at street corners establish prominence in the building facade through a change in the building form.

DESIGN GUIDELINES

All Development

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

G2. Arcades or colonnades shall be integrated into the overall design of the building. Walkways beneath arcades/colonnades shall be of sufficient width to accommodate anticipated pedestrian traffic. Arcades/colonnades shall be designed to limit or prevent dark spaces on facades beneath it.

DESIGN STANDARDS

All Development

S1. For all development, excluding plexes and townhouse style development, building corners that front intersections of public streets and/or facade sections that terminate the view down a right-of-way or primary internal drive shall include design elements that establish prominence in the building, respond to the unique site configuration, and the location of primary building entries.

Design elements shall include one of the following profiles (in plan view), depicted in Figure B.1.S1:

- a. Curved or hinged corner or wall section;
- b. A form which is projected or recessed from both abutting facades; or
- c. Beveled or mitered corner.
- d. Alternatively, the design may include distinctive architectural expressions, such as a tower form with an increase in height no less than 10 percent of the adjacent wall height.

S2. When used, arcades (or colonnades) shall have an unobstructed walking path a minimum of 10 feet in width. Arcade ceilings shall be a minimum 15 feet tall to allow sufficient light into the space underneath. Buildings with arcades may exceed the maximum building setback to achieve the minimum colonnade depth. The square footage under the arcade may count toward the building square footage in calculating whether the project meets the minimum floor area ratio standard.

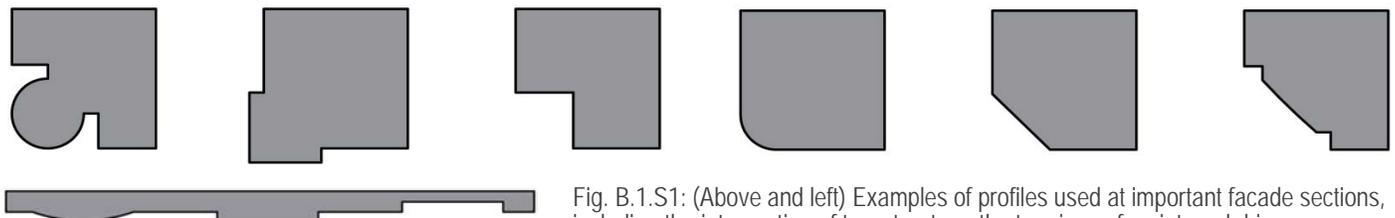


Fig. B.1.S1: (Above and left) Examples of profiles used at important facade sections, including the intersection of two streets or the terminus of an internal drive.

1. BUILDING MASSING AND ARTICULATION, CONTINUED

DESIGN GUIDELINES

Commercial, Industrial, and Institutional

- G3.** Buildings shall foster a walkable development and not exceed dimensions that limit connections to surrounding areas. Spaces between buildings shall be of sufficient dimension to allow for connectivity and the creation of an attractive and walkable environment.

Multifamily and Townhouse Style

- G4.** Building shall be modulated to prevent large, uninterrupted, monotonous walls.
- G5.** 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.

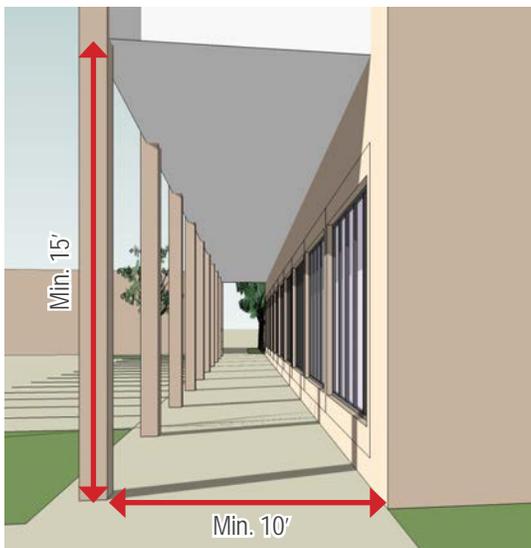


Fig. B.1.S2: Minimum dimensions of an arcade to ensure sufficient space for pedestrian movement and natural lighting.

DESIGN STANDARDS

Commercial, Industrial, and Institutional

- S3.** In order to facilitate connections to surrounding areas, commercial structures shall not have an overall horizontal distance exceeding 400 linear feet in any dimension, measured from end wall to end wall.
- a.** A minimum separation of 20 feet shall be required between buildings when the sum of the length of two or more adjacent building equals or exceeds 400 feet. When the buildings are not separated by a public street, primary internal drive, or a parking area, the separation area shall include landscaping. A pedestrian walkway shall be required at the discretion of the Manager or Design Commission.

Multifamily and Townhouse Style

- S4.** Structures shall not have an overall horizontal distance exceeding 160 linear feet, measured from end wall to end wall.
- a.** Structures facing a street can increase to 200 linear feet provided a courtyard, portal to a shared parking area, or other open space is provided that breaks up the building wall. Breaks in the facade shall be a minimum of 20 feet in width and depth.
- S5.** On street-facing elevations, wall planes over 750 square feet shall be divided into distinct planes. This can be achieved by:
- a.** Incorporating elements such as porches or decks into the wall plane;
- b.** Recessing the building facade a minimum of 2 feet over 6 feet in width; or by
- c.** Extending an architectural bay a minimum of 2 feet from the facade.

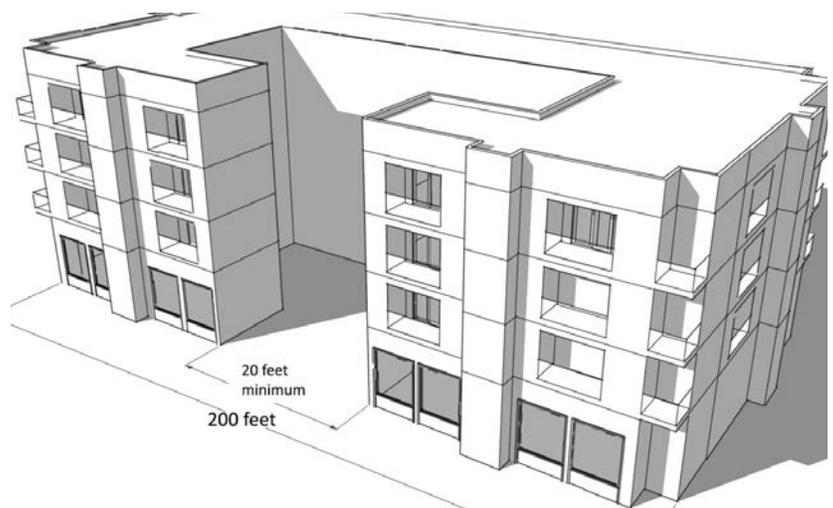


Fig. B.1.S4.a: Structures facing a street can increase horizontal length to 200 feet by providing an internal courtyard with a minimum 20 foot width.

1. BUILDING MASSING AND ARTICULATION, CONTINUED

DESIGN GUIDELINES

Multifamily and Townhouse Style, continued

G6. Buildings that front the public realm shall avoid long, monotonous, uninterrupted walls. Volumes shall reinforce a human scale within the built environment, so pedestrians do not feel dwarfed by the building structure.

Additional Standards for Plexes and Townhouse Style

G7. Changes in massing and building design shall be used to create a visual distinction between adjacent units. Volumes shall reinforce a human scale within the built environment, so pedestrians do not feel dwarfed by the building structure.

DESIGN STANDARDS

Multifamily and Townhouse Style, continued

S6. Structures shall not include long, monotonous, uninterrupted walls. Walls shall incorporate structural exterior wall offsets, projections, and/or recesses as a means of reducing the scale and improving the appearance of the building. 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.

Additional Standards for Plexes and Townhouse Style

S7. Facades for duplex and townhouse style developments longer than 30 feet, which include units' primary entries, shall be reduced into smaller volumes as individual units to achieve a residential scale and a unified building appearance. This can be achieved with variation in the building form by one of the following:

- Emphasize unit entries through a projecting or recessed form and/or change in materials;
- Provide a shift in massing between units of a minimum of 12 inches; or
- Provide a change in roof shape or pitch, corresponding to each unit.



Fig. B.1.S6 and S7: Building facades shall avoid monotonous, uninterrupted walls. In addition, townhouse style development shall be reduced into smaller volumes as individual units.

2. ROOFS AND PARAPETS

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

Key Corridor District Design Principles:

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



Fig. B.2: Low-sloped roofs utilize landscaped roof systems and white roofs with a high Solar Reflectance Index to reduce the heat island effect.

DESIGN GUIDELINES

All Development

- G1.** Heat Island Reduction. Roof surfaces shall utilize light-colored or natural materials to minimize localized heat gains.
- G2.** 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

- S1.** Heat Island Reduction - Roof Surface. All low-sloped (pitches \leq 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.** In order to establish depth at the roof line, when parapets are used to increase the height of specific building wall sections, the parapet shall extend into the depth of the building no less than twice the distance of the increase in height, as measured from the point of intersection with the lower parapet or roof if no parapet is present.

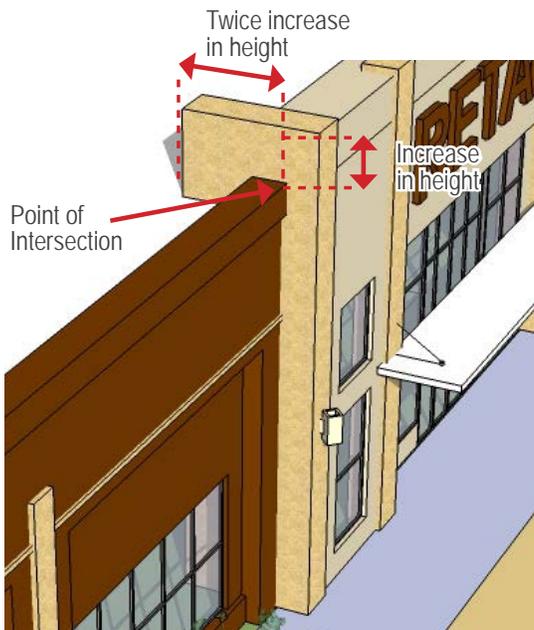


Fig. B.2.S2: Diagram illustrating parapet roof depth standard.

3. ENTRIES

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

Key Corridor District Design Principles:

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



Fig. B.3: Recessed corner entry provides weather protection and access from both street frontages.

DESIGN GUIDELINES

All Development

- G1.** All ground floor common entries or individual unit primary entrances shall provide protection from the weather.

Commercial, Industrial, and Institutional

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



Fig. B.3.S2.a and S3.a: A large commercial building utilizing a corner entry to provide access from both streets and a visible change in form from adjacent facade sections.

DESIGN STANDARDS

All Development

- S1.** All entries shall incorporate arcades, roofs, covered porches, porticoes, recessed entries, and/or structural awnings that protect pedestrians from the rain and sun to a minimum depth of 4 feet. Sheltered entries shall not project more than 2 feet into a required setback. Exterior doorways providing egress only or access to non-habitable service areas are exempt.

Commercial, Industrial, and Institutional

- S2.** Each building shall provide at least one customer entry facing the primary street on which the building is located. The primary street shall be the street of highest classification or as determined by the Manager or Design Commission.
- a. If a building is located at the intersection of 2 streets classified as a major or standard arterial, boulevard, or Design Street, a customer entry shall be located on the building corner facing the intersection or an entry shall be located on each street facing facade.
 - b. Buildings with multiple ground floor tenant spaces located abutting the street, shall provide a minimum of 1 customer entry per tenant space on the street facing facade.



Fig. B.3.S2.b. Multi-tenant buildings provide separate street facing entries for each ground floor tenant.

3. ENTRIES, CONTINUED

DESIGN GUIDELINES

Commercial, Industrial, and Institutional, Continued

G3. Building entries shall be designed as a distinct, prominent element of the building, that compliments the remainder of the design. Entries shall include a variety of design features and/or a change in form of sufficient dimension to visually distinguish the entry from the remainder of the building facade. Primary building entries shall be made more visually prominent than individual storefront entries.

Multifamily and Townhouse Style

G4. Buildings shall be located with the primary facade and entries oriented to the street or a street-facing open space such as a courtyard.



Fig. B.3.S3: The entry for the commercial building is highlighted with a visible change in the building form from adjacent facade sections, a change in the roof line, ornamental light fixtures, and oversize doors.

DESIGN STANDARDS

Commercial, Industrial, and Institutional, Continued

- S3.** Building entries shall feature a design that demonstrates visual prominence and architectural emphasis. Building entry features shall include a minimum of two of the following features in the entry design to highlight the entry:
- A visible change in building form from adjacent facade sections, which includes a change in depth of at least 16 inches;
 - Oversized entry door(s) with a minimum height of 8 feet;
 - Change in material, color, texture, pattern, or articulation;
 - Change in roof or canopy form, such as but not limited to a projecting, curved or sloped design;
 - Distinct and decorative stone, masonry, or tile paving pattern on the adjacent private sidewalk section;
 - Entry courtyard with a minimum area of 100 square feet with year-round site furnishings such as benches, tables, and sitting areas;
 - Ornamental light fixtures, flanking both sides of the door;
 - Planters with year-round landscaping framing the entry.

Multifamily and Townhouse Style

- S4.** Buildings abutting a street shall be accessed from and oriented to the street.
- The primary entry or entries for all ground-floor units abutting the street shall open directly onto the street, not to the interior of the site or to a parking lot. Secondary entrances may face parking lots or other interior site areas. The primary entry for dwellings with frontage on both a public street and an alley shall be oriented to the street, not to the alley.
 - 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.
 - Secondary entrances facing the street shall present the same finished appearance as the primary entrances, and shall not include rear patios or sliding glass doors.
 - 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.
 - The shared entry to a building or individual dwelling unit entry shall be oriented toward the street or a courtyard which the building or unit 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.

Continued on following page

3. ENTRIES, CONTINUED

DESIGN GUIDELINES

Multifamily and Townhouse Style,
Continued

- G5.** Entries shall be highlighted and visible from the street.



Fig. B.3.S5.b and d: Individual unit entry is framed by a wall recess and column.



Fig. B.3.S5.c: Shared entry is framed by a projecting awning, ornamental glazing, and year round landscape furnishings.

DESIGN STANDARDS

Multifamily and Townhouse Style, Continued

S4. *Continued*

- f. Residential amenity buildings, such as recreation or community centers, which abut a street shall provide an entry facing the street.

- S5.** All shared and individual unit primary entries that face the street shall be made visually prominent and receive architectural emphasis.

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

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

- a. Corner entries;
- b. Recessed entry (minimum of 12 inches from the surrounding wall plane);
- c. Projecting entries (minimum of 12 inches from the surrounding wall plane), including porches, canopies, and articulated lintels above the doorway;
- d. Pilasters or columns supporting and/or framing the entrance;
- e. Elevated entries (a minimum of 6 inches) with transparent railing on stairways that are compatible with the architecture;
- f. Ornamental glazing framing the entry;
- g. An entry courtyard a minimum of 40 square feet. The courtyard shall provide year-round site furnishings such as seating, landscape features, and pedestrian scaled lighting features;
- h. Prominent landscape treatment (ground cover, shrubs, trees) that connects the public realm to the private realm, highlight the entry, and emphasizes seasonal color and interest;
- i. Prominent landscape feature, such as a trellis, arbor, water feature, or special walkway paving.
- j. Year-round site furnishings, including benches, tables, and sitting areas.

3. ENTRIES, CONTINUED

DESIGN GUIDELINES

Multifamily and Townhouse Style, Continued

- G6.** The front door 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.
- G7.** Walkways shall provide connections between entries, the on-site pedestrian circulation system, and sidewalks on abutting public streets.
- G8.** The development shall provide a sense of privacy for the residents.



Fig. B.3.S8.a and e: A ground floor entry is separated from the public realm (the sidewalk) with an elevated entry and raised planters.

DESIGN STANDARDS

Multifamily and Townhouse Style, Continued

- S6.** At least 70 percent of the street or courtyard frontage shall be visible from at least one of the following:
- The front door;
 - A ground floor window in a frequently used room such as a living room, dining room, kitchen, or bedroom (but, for example, not a window to a garage, bathroom, or storage area); or
 - A second story window in a frequently used room (which may include a bathroom window placed no higher than 3 feet, 6 inches from the floor to the bottom of the window sill).
- S7.** Developments with multiple ground floor and street facing units, such as multifamily and townhouse style units, shall provide a direct connection from the sidewalk to the front door of each street-facing ground floor unit. The connection shall be a minimum of 5 feet wide. Abutting connections may be ganged to maximize landscape area.
- S8.** Transition Between Public and Private. Where a residential unit occupies the ground floor, fronts, and accesses the street, at least one of the following elements shall be incorporated between the ground floor of the unit and the right-of-way as a means of creating a sense of privacy:
- Elevated entries (a minimum of 6 inches above sidewalk grade) with transparent railing on stairways that are compatible with the architecture;
 - Landscape treatment 5 to 15 feet in width between the unit and the right-of-way for 60 percent of the setback area;
 - A covered entry porch with a floor area of at least 40 square feet.
 - Decorative, transparent fencing made of metal or wood, or a stone wall. Fencing or the stone wall shall not exceed 30 inches in height when placed between the front of the building and the right-of-way unless approved by the Manager or Design Commission, and shall include a minimum of 1.5 feet 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.
 - 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 occupy at least 50 percent of the frontage of each unit and be planted with perennial landscaping.

3. ENTRIES, CONTINUED

DESIGN GUIDELINES

Multifamily and Townhouse Style,
Continued

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



Fig. B.3.S8.d: Decorative metal fencing at a ground floor entry abutting the sidewalk creates a sense of privacy.



Fig. B.3.S9: The transition between the sidewalk and the internal private areas of the site are demarcated through a change in paving material, color, and pattern.

DESIGN STANDARDS

Multifamily and Townhouse Style, Continued

- S9.** Transition between public and semi-public areas 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:
- Changes in paving material;
 - Changes in paving color;
 - Changes in paving pattern or texture;
 - Changes in elevation; or
 - Changes in landscaping (plant selection and/or design).



Fig. B.3.S9.d: A transition between the public and private realm is achieved through a change in elevation from the sidewalk to the unit entry and a small landscape planter.

4. FACADE COMPOSITION AND GROUND-LEVEL DETAILS

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

Key Corridor District Design Principles:

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



Fig. B.4: A repeating pattern of recesses and changes in wall planes create a pleasant rhythm in the facade which creates visual interest.

DESIGN GUIDELINES

All Development

- G1.** Mechanical equipment and individual through wall units shall not detract from building architecture and facade composition and shall be designed to minimize their visibility. Equipment shall not project beyond the adjacent finished wall plane and shall be screened and integrated into the building's overall architectural design, facade composition, and detailing.
- G2.** Exterior functional features shall be visually minimized, screened, and/or integrated into the building's overall architectural design, facade composition, and detailing.

DESIGN STANDARDS

All Development

- S1.** Packaged Terminal Air Conditioners, Package Terminal Heat Pumps and similar systems that are visible, including from internal public or private areas, shall not be allowed.
- S2.** Functional features such as vents and downspouts shall be visually minimized and integrated into the facade design. Functional features shall be painted to match the facade they are attached to. Where feasible, these features shall be entirely located on non-street facing facades or located in facade recesses or returns when placed on street facing facades.

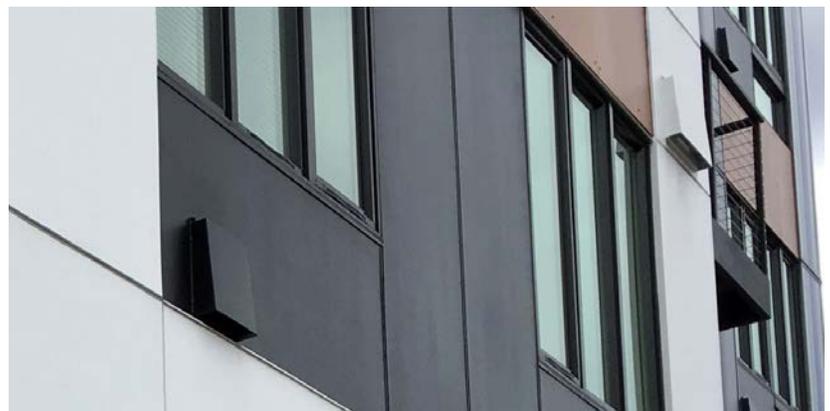


Fig. B.4.S2. Venting on the facade is screened with covers, painted to match the area of the facade they are attached to.

4. FACADE COMPOSITION AND GROUND-LEVEL DETAILS, CONTINUED

DESIGN GUIDELINES

All Development, Continued

- G3.** Mechanical Screening. The 7.0103(B)(4)(S3) standard shall be met. Utilities shall be screened from the public realm and the internal public or private areas.



Fig. B.4.S3.d-1: Ground level utilities are placed in landscape islands screened by evergreen shrubs.



Fig. B.4.S3.a and d-2: Ground mounted equipment is screened with a fencing material, consistent with material elements of the primary building.

DESIGN STANDARDS

All Development, Continued

- S3.** 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 spaces, including alleys.
- Equipment shall be screened in a manner that is consistent with the architectural character (material, pattern, and color) of the building.
 - Appropriate screening for rooftop equipment includes parapet walls or architecturally compatible fabricated enclosures such as metal louver panels and walls. The Manager or Design Commission may require a review of screening of rooftop equipment by requesting sight line studies.
 - 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 in Article 4 and Section 10.0900.
 - 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.

4. FACADE COMPOSITION AND GROUND-LEVEL DETAILS, CONTINUED

DESIGN GUIDELINES

All Development, Continued

G4. Developments shall utilize strategies that reduce water and energy usage attributed to building development, building use, and the transportation of building users while not detracting from good site and building design. Healthy and sustainable communities shall be created that incorporate “best practices” such as LEED™ for Neighborhood Development to conserve natural resources, reduce carbon emissions, and promote interaction between residents.



Fig. B.4.S4.c: Solar arrays on top of an industrial building.

DESIGN STANDARDS

All Development, Continued

- S4.** Energy conservation and sustainability in building development shall be promoted through a minimum of two of the following:
- Orient the long axis of the building east and west, with unobstructed solar access to the south wall and roof;
 - 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;
 - Include solar energy panels on the roof of the building, garage or car port 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™ 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;
 - Plant a vegetated eco-roof on top of the building or carport that covers 20 percent of the building footprint;
 - A minimum of 20 percent of building materials contain, in aggregate, a minimum weighted average of 20 percent post consumer recycled content materials such as aluminum, glass, or recycled paper;
 - A minimum of 5 percent of the building materials consist of rapidly renewable materials which include materials that can be planted and harvested within 10 years; or
 - A minimum of 20 percent of wood based materials are certified in accordance with the Forest Stewardship Council (FSC) and have been used in construction.



Fig. B.4.S4.b: A high level of transparency located on the south facing building facade takes advantage of passive solar collection.

4. FACADE COMPOSITION AND GROUND-LEVEL DETAILS, CONTINUED

DESIGN GUIDELINES

All Development, Continued

- G5.** 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, Industrial, and Institutional

- G6.** The building shall utilize design strategies which effectively add depth to the building and wall planes.
- a.** Articulating elements shall provide surface relief, depth, and shadows to the facade by being recessed or projected.
 - b.** Changes in building depth shall reinforce and create a consistent street wall.



Fig. B.4.S5: A building base is established with a change in materials and fenestration pattern on the ground floor.

DESIGN STANDARDS

All Development, Continued

- S5.** Building Base. Except for single story structures, building facades shall include design elements that establish a base.
- a.** Building bases shall consist of a visible change in the building facade and include a change in material, texture, pattern, ornamentation, or a change in depth no less than 4 inches. The required change in depth for bases may be reduced to 2 inches when they intersect other articulating features, such as pilasters, in order to provide visual distinction.
 - b.** The base shall be a minimum height no less than 5 percent of the facade height and shall not exceed 20 percent of the facade height. Multi-story buildings of three levels or greater, may have a building base equal to the wall area attributed to the first floor.
 - c.** The base treatment shall be located on a majority of the length of each building facade and shall wrap all visible building corners.

Commercial, Industrial, and Institutional

- S6.** Facade Depth. Facades visible from streets or those with customer entries shall incorporate design strategies and features which create depth in wall planes.
- a.** Depth shall be established in facades by utilizing one of the following strategies:
 - i.** A repeating pattern of wall recesses and/or projections that has a relief of at least 16 inches (such as recessed structural bays or recessed window openings between columns). Wall recessions and/or projections shall be at intervals not greater than every 30 feet.
 - ii.** Changes in wall planes with an offset of at least 24 inches at intervals that respond to the building module. These changes in wall plane shall occur at intervals of not less than 25 feet and not more than 100 feet.
 - b.** Features used to establish depth in the facade shall be no less than 75 percent of the height of the wall area attributed to the ground floor use (including the parapet on a single story building).



Fig. B.4.S6: A combination of projections/recesses and changes in wall plane are used to establish depth.

4. FACADE COMPOSITION AND GROUND-LEVEL DETAILS, CONTINUED

DESIGN GUIDELINES

Commercial, Industrial, and Institutional, Continued

- G7.** Design elements shall occur at regular spacing which responds to the building module of the building, establishing a rhythm on the facade.
- a. Building articulation shall establish a vertical-orientation in the facade with complimentary horizontal details, visually reducing the scale of the wall into several smaller lengths.
 - b. Building articulation shall create a human scale within the building and shall place emphasis on enhancing the pedestrian levels of facades adjacent to streets or parking areas.
 - c. Articulating features shall use a combination of changes of materials, plane, fenestration, detailing and the establishment of vertical and horizontal datums.



Fig B.4.S7.a: An office building includes a repeating fenestration pattern, as well as integrated planters at the ground floor and solar shades for upper level floors.

DESIGN STANDARDS

Commercial, Industrial, and Institutional, Continued

- S7.** All facades shall be articulated and a rhythm shall be established by repeating design elements at regular spacing which does not exceed 30 feet along the length and/or height of the facade. These design elements shall be present for a minimum of 80 percent of the facade length.
- a. Buildings shall utilize a minimum of two of the following options, each at the spacing specified above, to articulate the facade and establish rhythm:
 - i. Columns, pilasters or reveals at least 16 inches in width which follow the building module.
 - ii. Belt courses or other horizontal banding.
 - iii. Major vertical mullions of at least 6 inches in width on an all-glass facade which follow the building module.
 - iv. A repeating fenestration pattern including windows, window openings, and doors.
 - v. Integrated planters or landscape beds with a minimum width of 10 feet featuring trees and ground-level plantings at the required spacing.
 - vi. Pergolas, arcades, or colonnades.
 - vii. Awnings, canopies, or solar shades/reflectors placed over windows, doors, or outdoor spaces with a minimum depth of 4 feet.
 - viii. Other features approved by the Manager or Design Commission.
 - b. The use of Option (S7)(a)(i) and Option (S7)(a)(ii) shall be counted as only one articulating element on facades facing a street and facades with customer entries. In this case, the use of an additional feature is required.
 - c. Design elements used to articulate the facade and establish rhythm shall include a small change in depth no less than 4 inches from the adjacent wall plane. This dimension may be reduced to 2 inches on belt courses and horizontal banding.



Fig. B.4.S7.a.vii: Projecting facade elements, including solar shades and wall sconces are present along street facing facades.

4. FACADE COMPOSITION AND GROUND-LEVEL DETAILS, CONTINUED

DESIGN GUIDELINES

Commercial, Industrial, and Institutional, Continued

- G8. 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.

- G9. 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.



Fig B.4.S8: An outdoor sales area that uses masonry piers and decorative fencing. The masonry base is also lined with landscape to improve its appearance.

DESIGN STANDARDS

Commercial, Industrial, and Institutional, Continued

- S8. Outdoor Sales areas shall be located adjacent to and shall share at least 1 common wall with the building it is associated with. Outdoor Commercial uses are exempt from this standard.
 - a. 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.

- S9. Outdoor storage areas visible from the street shall be entirely screened by the employment of 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.



Fig. B.4.S9: Outdoor storage is screened from the street through employment of a fence and wall combined with landscaping.

4. FACADE COMPOSITION AND GROUND-LEVEL DETAILS, CONTINUED

DESIGN GUIDELINES

Commercial, Industrial, and Institutional, Continued

G10. Sustainable Architectural Elements. Developments shall utilize strategies that reduce water and energy usage attributed to site and building development, building use, and the transportation of building users while not detracting from good site and building design. Healthy and sustainable communities shall be created that incorporate “best practices”, such as LEED™ for Neighborhood Development, to conserve natural resources and reduce carbon emissions.



Fig. B.4.S10.a: A vegetated roof surface contributes to the reduction of energy usage and improves on-site stormwater treatment.

DESIGN STANDARDS

Commercial, Industrial, and Institutional, Continued

- S10.** For buildings with greater than 30,000 square feet of non-residential floor area, energy conservation and sustainability in building and site development shall be promoted through a minimum of one of the following:
- a. A vegetated roof surface comprising a minimum of 30 percent of the roof area;
 - b. Solar energy panels comprising an area equivalent to a minimum 20 percent of the total roof area of all new buildings. Solar panels shall be integrated into the building design or shall be screened from view at street level with materials that are consistent with the building design and yet do not interfere with the purpose of the solar panels;
 - c. A system that collects rainwater from a minimum of 50 percent of the total roof area for reuse (e.g., site irrigation or gray water reuse);
 - d. Skylights or other day lighting system which illuminates 75 percent of the building floor area, with skylights occupying a minimum of 3 percent of the roof area with spacing between skylights not greater than 1.4 times the ceiling height;
 - e. Provide an on-site alternative fuel refueling station (such as an electric, bio-diesel, or natural gas refueling station, etc). An electric fueling station must be within sight of a functional building entry;
 - f. Source sustainable and local building materials from within 500 miles of the development site for no less than 20 percent of the total construction materials;
 - g. Preserve no less than 50 percent of existing regulated trees on site (a minimum of 4 trees). Preserved trees must be healthy as determined by a consulting arborist, a qualified arborist, or a registered consulting arborist;
 - h. Preserve all Habitat Conservation Area (HCA) on-site, minimum one quarter (1/4) acre;
 - i. Provide an increase in site landscaping. The minimum required percentage of landscaping for a site, per Section 7.0103(A)(6)(S11)(a) and (b) shall be increased by 5 percent;
 - j. Provide additional hardscape shading. After 5 years, a minimum of 35 percent shading on hardscape shall be provided.

4. FACADE COMPOSITION AND GROUND-LEVEL DETAILS, CONTINUED

DESIGN GUIDELINES

Multifamily and Townhouse Style

G11. Blank, windowless walls are prohibited when facing a public street unless required by the Building Code. Alternative design strategies shall be utilized to create visual interest and depth on the facade.



Fig. B.4.S11.c: A small art installation placed on a wall helps to create visual interest on an otherwise blank facade.

G12. Large access doors (for example, for garages or trash rooms) shall be integrated into the design of the larger facade in terms of color, scale, materials, and building style.

DESIGN STANDARDS

Multifamily and Townhouse Style

S11. Blank, windowless walls are prohibited when facing a public street unless required by the Building Code. If a blank wall greater than 40 feet long is required by Building Code, a minimum of one of the following shall be incorporated throughout the length of the wall:

- a. A trellis or trellises that cover 40 percent of the blank wall with vines planted that will grow vertically of sufficient density and height so that they provide significant coverage of the blank wall. The plantings shall be at least 4 feet tall or cover at least 50 percent of each trellis at the time of planting.
- b. Decorative tile work that covers an area at least 40 percent of the blank wall, and located to be viewed from the pedestrian level.
- c. Artwork reviewed and approved by the Manager or Design Commission that covers an area at least 40 percent of the blank wall, and located to be viewed from the pedestrian level.
- d. Landscape screening incorporating sub-canopy trees (trees that will be 25 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.
- e. Other strategies to create visual interest as approved by the Manager or Design Commission.

S12. Roll-up and garage doors shall match the main building in terms of color, pattern, appearance of materials, and trim.



Fig B.4.S12: Garage doors for multifamily developments and roll-up doors in commercial developments are integrated into the design of the primary structure through use of similar materials, colors, and patterns.

5. TRANSPARENCY

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

Key Corridor District Design Principles:

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



Fig. B.5: Clear glass on the building facade allows for day lighting of interior space and creates a visual connection to activity inside and outside the building.

DESIGN GUIDELINES

All Development

- G1.** Where transparency is required, windows shall allow high levels of visibility through window glazing into the buildings.
- G2.** Parking structure transparency. Openings between interior and exterior spaces that do not contain glass may count toward the transparency requirement when adequately screened to limit views into parking structures.



Fig. B.5.S1: Windows in the pedestrian transparency zone are kept clear of shelving and signage that reduce visibility by more than 50 percent.

DESIGN STANDARDS

All Development

- S1.** To meet the transparent glass requirement, glass shall have a Visible Transmittance (VT) 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. For non-residential uses, required windows within the pedestrian level transparency zone shall be maintained free of shelving, signage (including painted window signage), or other items that reduces visibility by more than 50 percent between the interior and exterior spaces.
- S2.** If structured parking is present, openings without glass but utilizing an artistic screening system or other decorative feature in those areas may be used to meet the transparency requirement for the portions of the facade occupied by the parking structure.
- a. The design of parking structures and their artistic 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.

5. TRANSPARENCY, CONTINUED

DESIGN GUIDELINES

Commercial, Industrial, and Institutional

- G3.** Window recesses shall be sufficient to support facade articulation and provide surface relief, depth, and shadow.
- G4.** Buildings shall have high levels of transparency at the pedestrian level on facades which face the street.
- G5.** Non-street facing facades that have customer entries shall have sufficient levels of transparency to improve the appearance of the facade and allow for natural surveillance of the parking area.
- G6.** At the pedestrian level, transparent glazing shall allow visual interaction between active interior spaces and pedestrian areas on the buildings exterior. When this is not possible, windows which provide views of displays within the building may be acceptable.



Fig. B.5.S2: Decorative perforated metal panels are used along the street facing facade of a ground level parking structure to screen the interior.

DESIGN STANDARDS

Commercial, Industrial, and Institutional

- S3.** Exterior windows shall have a minimum of 4 inch reveal (depth), as measured from the exterior most window pane and the adjacent finish building plane, to create a shadow line that highlights materials and the thickness of the wall.
- S4.** Buildings shall have a pedestrian level transparency zone utilizing clear glass between the heights of zero and 12 feet for no less than 60 percent of facades facing public streets.
- S5.** Non-street facing facades with customer entries shall have a pedestrian level transparency zone utilizing clear glass between the heights of zero and 12 feet for 40 percent of the wall area within 30 feet of the entry (as measured from the center of the doorway). The length of this enhanced transparency zone may be reduced to the end of the tenant space that utilizes the entry if the transparency zone extends beyond that tenant's space.
- a.** Outside the enhanced transparency zone, building shall have a pedestrian level transparency zone utilizing clear glass between the heights of zero and 12 feet for no less than 20 percent of facades with customer entries.
- S6.** Display windows that do not provide views into the commercial space may count towards up to 25 percent of the pedestrian level transparency requirement if the display extends a minimum of four 4 feet into the building and contains three dimensional (3D) objects such as product displays. Window boxes added to the exterior of the building are not permitted.



Fig. B.5.S4. High levels of transparency add interest by allowing views into active spaces within the building.

5. TRANSPARENCY, CONTINUED

DESIGN GUIDELINES

Multifamily

G7. Windows shall be used to provide articulation, visual interest, and visibility onto the street.

Multifamily and Townhouse Style

G8. Windows and doors shall be designed to create depth and shadows and to emphasize wall thickness and give expression to residential buildings.

G9. Buildings shall be designed to conserve energy by optimizing the collection of passive solar radiation through building design.

Additional Standards for Plexes and Townhouse Style

G10. The street facing facade shall be animated through the use of windows.



Fig. B.5.S8: Windows on multifamily buildings are recessed a minimum of 2 inches, emphasizing the appearance of depth of the wall.

DESIGN STANDARDS

Multifamily

S7. For multifamily developments, not including townhouse style and plexes, windows and/or doors utilizing clear glass shall occupy a minimum of 25 percent of the total street-facing facade.

Multifamily and Townhouse Style

S8. Exterior windows shall have a minimum 2 inch reveal (depth), as measured from the exterior most window pane and the adjacent finish building plane, to create a shadow line that highlights materials and the thickness of the wall.

S9. Energy Conservation.

- a. Windows in residential units shall be operable by building occupants.
- b. Windows shall be high quality, 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. Plexes are exempt from this standard.

Additional Standards for Plexes and Townhouse Style

S10. Windows and/or doors utilizing clear glass shall occupy a minimum of 20 percent of the total street facing facade, and 25 percent of the street facing ground floor living units.



Fig. B.5.S7: A significant percentage of the facade for multifamily housing utilizes windows to provide visual interest and visibility to the street.

6. MATERIALS

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

Key Corridor District Design Principles:

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



Fig. B.6: Multiple finishes of brick and stone are used together to establish texture in the facade.

DESIGN GUIDELINES

See Table 7.0103(B)(6)

All Development

G1. Materials.

- a. The predominant building material(s) shall be high-quality, durable, and attractive.
- b. The predominant building material(s) may be complimented with other secondary materials which may not be appropriate on large areas of the facade.
- c. Accent materials, which would generally not be acceptable on large areas of the facade, may be used in limited areas of the facade to highlight architectural features.

G2. Prohibited Materials. The 7.0103(B)(6) (S2) standard shall be met.

DESIGN STANDARDS

See Table 7.0103(B)(6)

All Development

S1. Materials.

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

S2. Buildings shall not utilize materials listed as prohibited.



Fig. B.6.S1-1: A mixed-use building uses brick and glass as primary materials with fiber cement panels used as a secondary material.

6. MATERIALS, CONTINUED



Fig. B.6.S1-2: The variety of materials, primarily brick which contrasted with concrete and metals, creates interest and texture on the facade.

Table 7.0103(B)(6): Primary, Secondary, Accent and Prohibited Materials

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

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

Table 7.0103.B.6. Notes:

¹ Stone shall not be manufactured and shall have a depth that is in proportion to the height of its application.

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

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