

## Chapter 2

# Common Design Standards

The following standards apply to all development within the Commercial Center Core Area. All commercial and public right-of-way landscaping, street furnishings, irrigation, and maintenance shall be provided by the abutting property owners or association of property owners unless accepted by the City for public dedication and maintenance.

### 1. Storefront scale and character

- a) Break overall building masses into segments or modules through use of pilasters and columns at intervals of no more than 20 feet.
- b) Provide varied building and parapet heights of at least 20 feet.
- c) Provide awnings, canopies, arcades, or other shelter for pedestrians along adjacent sidewalk areas subject to the following standards:
  - i. Awnings/canopies:
    - *Depth:* 5 feet minimum from facade, 8 feet maximum.
    - *Height:* 10 feet minimum clearance from sidewalk
    - *Location:* Over individual display windows between prominent vertical elements such as pilasters or columns. Awnings and canopies may extend over a street right-of-way up to eight feet subject to obtaining an



Storefront modules compatible with the Commercial Center Core Area design standards.

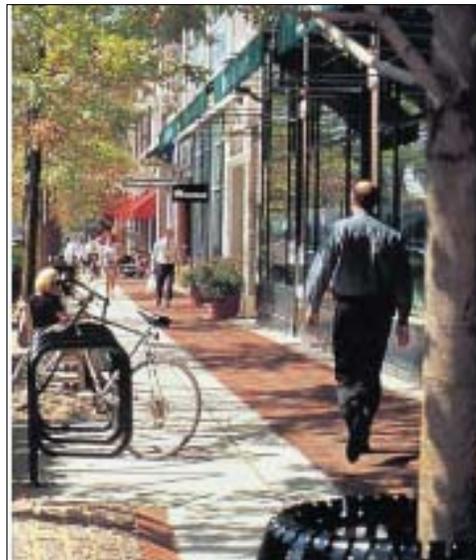


Awnings at a pedestrian scale provide shelter without dominating building frontages.

- encroachment permit from the City.
  - *Materials:* Metal or fabric, not shiny.
- ii. Colonnades/arcades:
- *Depth:* 8 feet minimum from façade to inside column face.
  - *Height* 14 foot minimum ceiling clearance from sidewalk
  - *Location:* Colonnades and arcades shall not extend into the street right-of-way area – the building façade shall be setback to accommodate these where proposed adjacent to street rights-of-way.
  - *Openings* 6 foot minimum width and 10 foot minimum height for openings between arches or columns
- iii. Balconies:
- *Depth:* 6 foot minimum over sidewalk area, 10 foot maximum
  - *Height:* 10 foot minimum clearance
  - *Location:* Balconies may extend over the street right-of-way up to 8 feet subject to obtaining an encroachment permit from the City.

## 2. Provide a richness of architectural façade depth and detail

- a) Express columns and beams on the building’s exterior.
- b) Provide a minimum of three façade layers (e.g., front of columns or pilasters, wall plane, window frame, and window glass) to building facades that face streets, plazas, and parking areas.
- c) Walls in excess of 100 feet horizontally shall employ architectural details to add visual interest, such as varying the height of the parapet, vertical change in materials, or variation in the façade in the horizontal plane.
- d) Finish wall tops with overhangs, projecting cornices, and column caps that provide a strong visual terminus to the structure.
- e) All roofs, whether flat or sloped, shall have eave, gable end or parapet treatment which should include a cornice, a cap, outriggers, dentil molding, or other architectural devices to add visual interest to building elevations.



Variety of high-quality materials and details at pedestrian scale.



- f) Use applied and integrated design elements such as but not limited to exposed rafter tails (for sloped roofs), cornice moldings, and applied medallions.

**3. Provide a unified design around all sides of buildings**

- a) Maintain a continuity of design, materials, color, form and architectural detail for all elevations of a building that are visible from adjacent streets, plazas, and public areas.
- b) Service and loading areas are to be screened through use of landscaping and/or structural elements that repeat the architectural form of the building.

**4. Avoid blank walls and service areas which are visible from adjacent streets and public areas**

- a) Orient buildings to avoid blank walls and service areas which are visible.
- b) For walkways between buildings and other facades visible to the general public where there are no entries, windows, or other openings, add pilasters, trellises, lattices, and/or artwork of permanent materials (metal, glass, stone, and fired ceramics) along with landscaping to make the facades more attractive.

**5. Integrate or screen all trash and service areas**

- a) Match or complement wall materials to that of the building.
- b) Where screen walls are prominently visible, repeat architectural details of the main structure (e.g., wall caps similar to those on the primary structure).
- c) Dense vegetative screening may be used with a plain wall or fence (e.g., concrete block) if full vegetative screening of the wall or fence will be achieved within three years of installation.



Example of integrated equipment housing on roof.

**6. Screen all roof equipment**

- a) All roof equipment must be screened from view from adjacent streets (opposite sidewalk) and properties.
- b) Roof screens shall be constructed from materials as similar to the building walls as possible, and



Roof-mounted mechanical equipment is screened by parapet walls on all sides.



should be designed to appear as an architecturally integrated part of the building rather than an added on element.

- c) A roof plan shall be included at the time of submittal for architectural review and approval. The plan shall show the location, type and size, including height, of all roof mounted equipment and appurtenances.
- d) Special conditions for roof-mounted solar energy systems:
  - i. Hide or otherwise integrate system components into the architectural forms and character of the building and/or the surrounding landscape.
  - ii. Solar voltaic and solar thermal energy systems that comply with ORS 227.505 are permitted outright.



Solar panels parallel to roof plane are permitted outright by ORS 227.505.

**7. Provide visual buffering of on-site utility elements**

- a) Locate on-site ground utility elements in areas inconspicuous from public rights-of-way.
- b) Where inconspicuous location is not possible, screen utility elements from view with landscaping, street furniture, or other means as allowable by the utility provider.



Low planter edge buffers service drive.

**8. Screen off-street parking from public rights of way**

- a) Provide low walls, landscaping, and other streetscape treatments at parking lot edges where adjacent to public streets.
- b) Flowering plant materials shall be included with edge treatments.

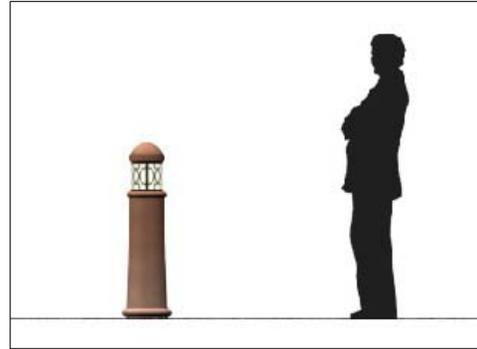


Low hedge as parking lot screen.



## 9. Provide safe and attractive pedestrian access through off-street parking areas

a) Provide a curbed and raised sidewalk at least five feet in paved unobstructed width within off-street parking area where interior parking area sidewalk access is specified on the Master Plan. Where parking is located adjacent to the sidewalk, wheel stops, planters, bollards, or other similar features will be provided to prevent parked vehicles from obstructing the sidewalk.



Use bollard lighting along smaller paths and landscape accents.

b) Sidewalks adjacent to building entries facing parking areas shall be at least eight feet in width and include pedestrian oriented lighting and street trees in planters or tree wells.

c) Include pedestrian access ways and crosswalks.

i. The Pedestrian Walkway Standards at MLDC Section 10.772 through 10.776 shall be met. Pedestrian walkways crossing driving surfaces shall be distinguished from driving surfaces through the use of durable, low maintenance surface materials such as pavers, bricks or stamped concrete. Stamped asphalt with or without stain is not permitted.

ii. Pedestrian access between buildings along street frontages shall be provided at spacing not to exceed 300 feet in order to connect off-street parking areas to the retail streets. Integrate pass-through walkways with other outdoor activity areas such as plazas, patios, or entry courts rather than as secluded narrow corridors.



Fixture not to exceed 14 feet in height within off-street parking areas. Banner brackets are optional.

d) Include pedestrian scale lighting along public streets and along off-street walkways and sidewalks.

i) Use bollard lighting along minor paths as



- indicated in the sector specific standards.
- ii) Provide pedestrian scale street lighting (see figure) within off-street parking areas along major walkways and sidewalks.
  - iii) Where banner or planter brackets are provided, property owners are to maintain banners or plantings in good condition at all times. Drip irrigation systems shall be provided for planter brackets.
  - iv) Use the Street Light Standards, S-E, for public street lighting.

## **10. Utilize high quality building materials and details**

- a) For walls, at least two of the following materials shall be employed: Stucco, brick, split-faced or polished face concrete block, stone (real or cultured), wood, and glazed or unglazed ceramic tile rated for exterior applications.
- b) For sloped roofs, the following materials may be used: non-reflective metal, architectural/dimensional shingles, clay or concrete tile, or slate (natural or synthetic).
- c) For windows and doors: wood or aluminum storefront, either natural in color or in a painted color. Anodized bronze or black (light, medium, or dark) metal is not permitted.
- d) For street furnishings, use black powder or durable enamel coated metal, natural wood, stone, or concrete. Plastic or resin furnishings are not permitted for outdoor areas.

## **11. Maintain a high degree of transparency at ground floor window areas**

- a) Ground level windows shall be provided in accordance with MLDC 10.377(4).

## **12. All projects shall be landscaped in accordance with MLDC 10.377(6) and 10.780 with the following additional standards:**

- a) Intersection corners and commercial entry drives shall be presented as area focal points for landscaping.
- b) Planter pots, window boxes, and/or other smaller scale elements shall be provided along sidewalks near storefronts to provide visual interest to the streetscapes and interior walkways (*i.e.*, facing grocery and parking courts).
- c) Provide large shade trees on the interior and perimeter of parking lots.



### 13. Utilize colors that are appropriate to the use and surrounding areas

- a) Use muted tones with stronger accent colors limited to smaller areas of trim. Intense, bright, or fluorescent colors shall not be used as a primary building color.
- b) Distinguish individual buildings by varying tones and hues.
- c) A range of analogous or complementary colors shall be provided throughout the Commercial Center Core rather than a single dominant paint color and shade.

### 14. Drive-Through Facilities

- a) Drive-through facilities shall be restricted to the three locations depicted on the Master Plan Layout. Drive-thru facilities shall be subordinate and ancillary to the primary structure in conjunction with a pharmacy, bank, or credit union. *See*, Master Plan Map. No other drive-through uses are allowed within the Commercial Center Core Area.
- b) Drive-through facilities shall be oriented and designed so as not to substantially disrupt pedestrian activity or surrounding uses. Utilize low landscape materials to maintain safe visibility at sidewalk crossings and to separate the lane from adjacent parking and circulation areas.



- c) The service windows shall be architecturally integrated with the building by extension of the roof structure or provision of a canopy over the adjacent service lane.
- d) Automated teller machines (ATMs) shall be integrated as part of the architecture of the building or canopy support pylons for the bank and the credit union buildings.

Example of small bank drive-through facility with appropriate landscape treatment off East Barnett Road one mile west of Summerfield.



## 15. Plazas

- a) Plazas shall be located as indicated on the Master Plan and shall be designed as “public plazas” within the meaning of MLDC 10.012.
- b) As defined, public plazas are areas adjoining a sidewalk or walkway that provide places for pedestrians to sit, stand, or rest. Plazas are located at transit stops, building entrances, or intersections, and connect directly to adjacent sidewalks, walkways, transit stops, building entrances, and intersections. They are usually paved with concrete, pavers, bricks, or similar materials, and include seating, pedestrian scale lighting, and similar pedestrian improvements. Low walls or planters and landscaping are provided to create a semi-enclosed space and to buffer and separate the plaza from any adjoining parking lots and vehicle maneuvering areas.
- c) Plazas must be provided at the time the adjacent structures are built, and must be maintained by the property owner or association of property owners unless otherwise accepted by the City for public ownership and maintenance.

## 16. Bicycle Parking

- a) Bicycle parking shall be provided in accordance with MLDC 10.747 through 10.751 except that the amount of bicycle parking provided shall be two-times the amount required by MLDC 10.748 “Bicycle Parking Standards”.
- b) Bicycle parking facilities shall be located as shown on the pedestrian and bicycle circulation plan (*See*, Appendix I herein). Additional locations may be sited in accordance with MLDC 10.749.

## 16. Include a Transportation Demand Management Program

A Transportation Demand Management Plan shall be included with applications for site plan and architectural review. The plans must score a minimum of ten (10) points each under the following schedule:

- a) Physical: 10 Points needed per designated Sector

Options	Score/Points
Provide additional sheltered bicycle parking over adopted minimums	1 point per each 50% increase over minimum
Provide bicycle lockers or secured bicycle parking area, or fixed bicycle maintenance station	1 point per secured bicycle space, 5 points per locker, or 5 per maintenance station
Provide on-site shower and lockers for employees	5 points shower and locker facility



Provide transit shelter with landscaping and trash receptacles	Full point allotment for transit plaza sector
Provide two-wheeled vehicle parking	1 point per space
Provide off-site public pedestrian/bicycle trails or equivalent monetary contribution for greenway, park areas, or substandard rights-of-way within one-quarter mile	1 point for 10 linear feet improved or funded

b) Programmatic: 10 Points needed per annum per designated Sector.

<b>Options</b>	<b>Score/Points</b>
Host and event such as a bicycle rally, walk-athon, health fair, contest, etc... to promote benefits of walking, cycling, using transit, or ride-sharing	2 points per event
Cost share or provision of group transit passes for employees	8 points per group transit program
Cost share or provision of bicycles for employees	8 points per bicycle
Car share program	5 points per fleet/shared vehicle
Carpool/vanpool	4 points per car for carpool, 8 points per van for vanpool
Unbundle parking from residential rents (charge for parking space – residents who don't have a car don't pay for parking)	1 point per “unbundled” residential unit
Establish a bicycle commuter benefit program [maintenance funds provided as fringe benefit using pre-payroll tax code allowances]	4 points
Become a marketing partner with RVTD or other alternative transportation mode provider [e.g., reciprocal advertising and sponsorships]	8 points for full year campaign; 2 points for single quarter campaign

An administrator/ETC (employee transportation coordinator) shall be designated by Sector (or consolidated area) to monitor and maintain records on ongoing program participation and events.