

Section 4.1100

# DOWNTOWN PLAN DISTRICT

## Design Manual

July 16, 2009

City of Gresham

City of Gresham Development Code [4.11]-1



## Acknowledgments

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#### 3.0000 Definitions

## General

### 4.1101 Purpose

The 2009 City of Gresham Downtown vision embodies a vision of a Downtown that is one of the region's great urban settings - a lively, diverse and appealing place to live, work, shop and play as the basis for a truly sustainable City. This Development Code will help implement that vision, providing specific urban design strategies and recommendations that raise the bar for design excellence in the built environment. Downtown Public and private entities working together will make this vision for Downtown Gresham a reality. This document aims to inspire and guide development proposals towards meeting this goal.

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

The Design Guidelines and Standards contained in the Development Code provide the measures that the Design Commission and staff use to determine a proposal's success. Where there is a conflict between the provisions of the Downtown Plan District and those of other provisions of the Community Development Code, the Downtown Plan District's provisions control.

#### A. Design Review Process

New development and additions and remodels (as noted in Article 3.0000 Definitions of Design Districts and Article XI) within the Downtown Sub-Districts are subject to design review for determination of consistency with the guidelines and/or standards contained in this Code. Projects subject to design review are either brought before the Design Commission or administered by City staff. Either the Commission or staff shall make findings and decisions concerning conformance with the design standards or guidelines, based on which review process is selected.

##### 1. Two Alternative Processes

The City has set up two alternative Design Review processes:

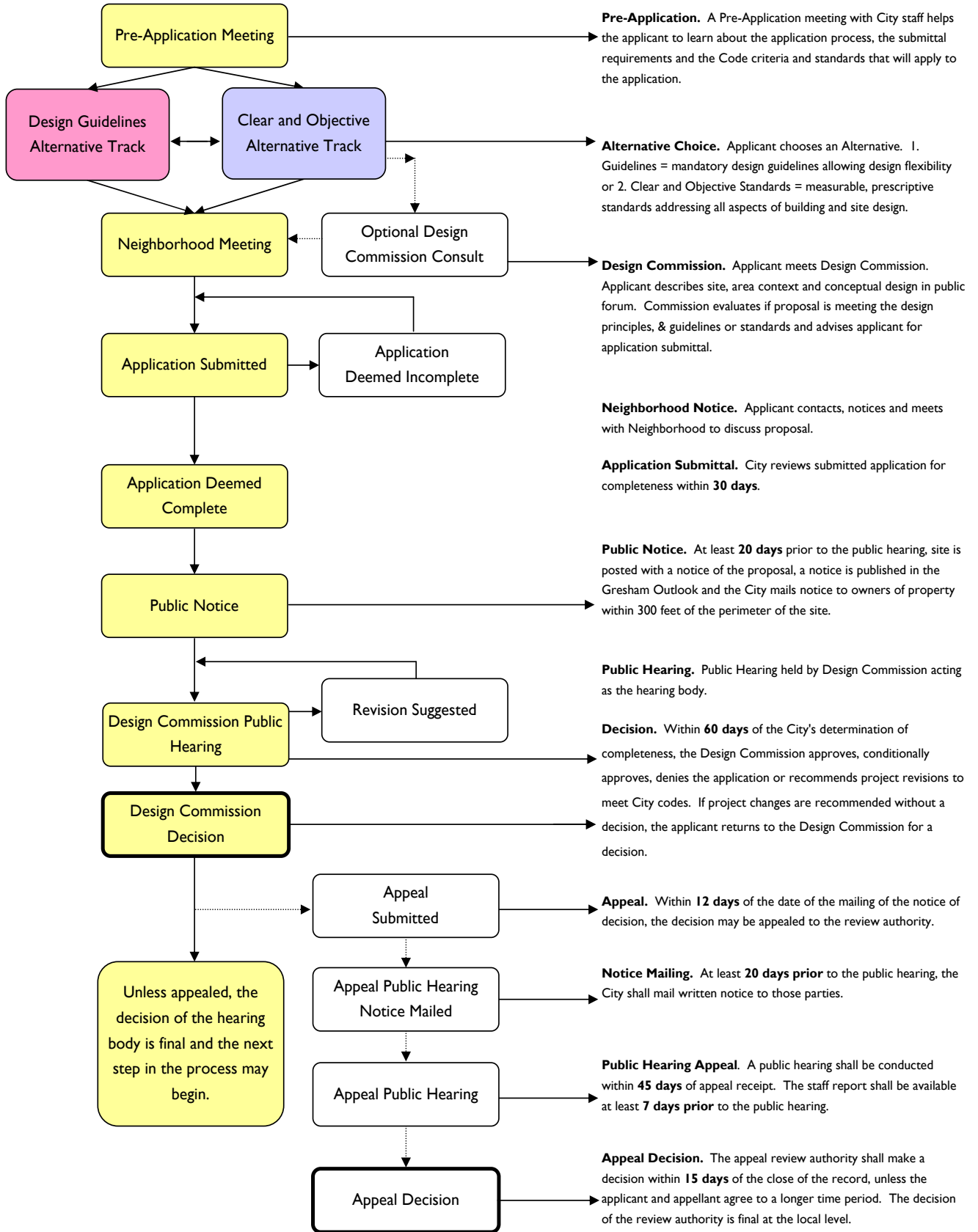
- The Discretionary Process; and
- The Clear and Objective Process.

Applicants have the choice of complying with either option. If the Clear and Objective Process is chosen, the applicant must meet all development standards. Deviation from any of the standards in 4.1100 or referenced standards in 7.0200 will place the application in the Discretionary Process.

- a. Discretionary Process.** The Discretionary Process is intended for applicants that would prefer to propose a quality project that might not comply with all or some of the standards in 4.1100 or referenced standards in 7.0200. The aim is to encourage applicants to propose exciting, innovative designs, while still ensuring the City's design concerns and objectives for Downtown development are met. The Design Commission may waive a Guideline to achieve the flexibility necessary to support a particularly creative proposal. Approval requires the applicant to demonstrate to the Design Commission that the waiver from the Guideline would result in a development that better meets the applicable Downtown Design Principles and the intent statement preceding the Guidelines.



# TYPE III DESIGN COMMISSION REVIEW PROCESS



Form Last Revised: 4/27/09

Figure: Design Commission process

- b. Clear and Objective Process.** The Clear and Objective Process includes measurable regulations used in a predictable review process to meet the desired urban form. The standards ensure a degree of order, scale and proportion within the built environment. 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 Downtown district.

## **B. How to Use the Code**

This document guides the Design Review for any new project or projects that exceed the limit described in Article 3.0000 Definitions under Design District Design Review that occurs in Downtown Gresham. It is divided into five sections:

- Design Principles;
- Downtown Sub-Districts and Development Standards;
- Street Type Standards;
- Downtown-Wide Design Guidelines and Standards; and
- Sub-District-Specific Guidelines and Standards.

### **1. Design Principles**

The Design Principles are the general, over-arching statements and considerations that guide the design of the built environment in design districts like Downtown. The Guidelines and Standards are written to support and carry out the principles on a project-specific level. In instances where the applicant chooses the discretionary process, the relevant principles will be reviewed for compliance during the decision-making process

### **2. Downtown Sub-Districts and Development Standards**

This section describes the land use Sub-Districts in the Downtown and the applicable basic Development Standards. The Development Standards prescribe the basic building envelope and site requirements necessary to ensure compact forms of development appropriate for an urban environment. These Standards include permitted uses, building heights, floor area ratios, densities, setbacks, bonus provisions and other basic regulations.

### **3. Street Type Standards**

A set of Street Types is included in this document. The Street Types are indicated on the Downtown Street Types Map. When consulting the Code, project applicants shall look at the Street Type Map for their project site to determine the Street Type. The respective Street Type Standards provide important direction concerning building locations and relationships to adjacent streets, efficient multi-modal circulation, and the provision of public spaces and pedestrian amenities. The Street Type standards are not discretionary. The cross-sections shown are conceptual and specific details of street design and engineering are found in the City's Public Works Standards. Developments must comply with the Public Works Standards.

The intent statement describes what the Guidelines and Standards are designed to achieve and set expectations for high-quality site and building design.

### **4. Downtown-Wide Design Guidelines and Standards**

The Downtown-Wide Guidelines and Standards are divided into Site Design and Building Design sections, each of which include several topics addressing a particular set of design considerations for Downtown. For each topic, there is an introductory statement describing the design intent, a list of all Design Principles that apply to that particular topic, followed by specific Guidelines or Standards.

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.

**a. Site Design**

Site Design Guidelines and Standards primarily address the organization and arrangement of a project's components in two dimensions. They deal with the location of buildings and site features such as open space, landscaping, parking and service areas.

Good site planning can minimize a project's impacts on its neighbors, improve the quality of the streetscape, relate to or establish desirable development patterns, promote sustainability and make better connections.

**b. Building Design**

Guidelines and Standards in this section deal with the massing and exterior architectural elements of buildings – components which define the scale, quality and character of a building, such as roofs, entries, windows, materials and details.

Excellent building design contributes to improving the quality of life for residents by enhancing the appearance of the City, by establishing a sense of community pride and by improving the long-term economic value of the property.

**5. District-Specific Guidelines and Standards**

After consulting the Street Type Standards and Downtown-Wide Guidelines and Standards, an applicant must also comply with an additional set of Standards and/or Guidelines for a particular Downtown District. The District-Specific Guidelines and Standards recognize unique characteristics – either existing or envisioned by land use and planning studies – and help reinforce the desirable qualities and characteristics of the built environment within a particular land use district. The District-Specific Guidelines and Standards are intended to augment the Design Review process. They shall be used in conjunction with the Downtown-Wide Guidelines and Standards and the Street Type Standards, and those three sections are the basis for project review by the Design Commission or by staff within a particular district. Therefore, they are numbered and organized to correspond with the Downtown-Wide set of Guidelines and Standards.

In cases where there is conflicting guidance, the Sub-District-Specific Guidelines and Standard shall supersede the Downtown-Wide Guidelines and Standards.

**6. Images**

Most images, including photographs, illustrations, and maps, included in the Downtown Plan District Design Manual (4.1100) are not part of the Development Code and do not act as guidelines or standards. Images that are not part of the Development Code are labeled as figures. Images that are part of the Development Code will be labeled with a Development Code section number.

## Approval Criteria and Standards

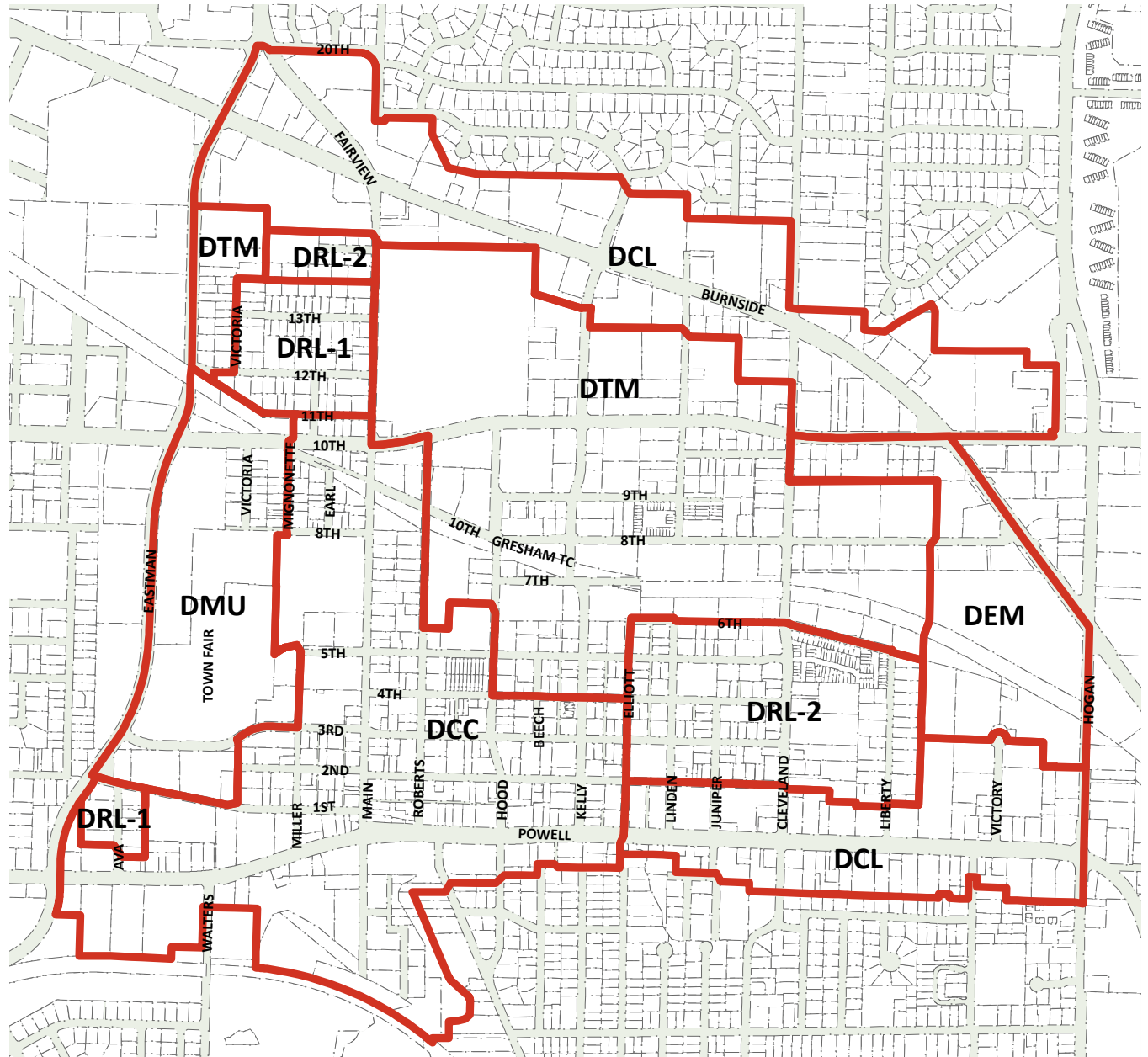
### 4.1102 Downtown Design Principles

- A. Offer a Vibrant Mix of Uses and a Variety of Housing Types.** A mix of uses and a variety of housing types shall be developed to support a more diverse, vibrant, 18-hour Downtown for a broad range of ages and backgrounds. Mixed-use development may be either horizontal or vertical, depending on the scale and intensity appropriate for a specific sub-area.
- B. Promote Excellence in Design and Architectural Expression.** Each site, building and streetscape improvement must be treated as a long-term addition to Downtown. Exterior design and building materials shall exhibit both the permanence and quality appropriate to an urban district setting. Great visual interest and innovative design are critical elements of this principle, with buildings that assist in defining, enlivening the public realm and accentuating the main Gateways into the Downtown.
- C. Create a Unique and Exciting Public Realm.** Emphasize building and site design elements that reinforce the experience of walking and biking, and promote active streets and lively public spaces. This helps achieve the Downtown Plan area goal to create a cohesive, linked system of animated public and private open spaces, parks, plazas and pedestrian pathways.
- D. Create strong connections between Sub-Districts and Plan Districts.** Each development shall contribute aspects of City-wide connectivity, whether through big moves like through-block connections, or small surprises like distinct lighting, to sustain attention and lead the eye down the street. The Downtown Sub-Districts shall have a strong connection to Civic Neighborhood.
- E. Incorporate Sustainability.** A project's design approach to infrastructure and site development shall reflect a commitment to sustainable development that contributes to a healthier and greener community.
- F. Provide Context Sensitivity.** The Downtown Plan District is composed of several sub-areas, each with their own unique characteristics and potential to enhance district identity. Context-sensitive redevelopment must take into account proximity to existing uses, height and massing relationships, surrounding building character, street widths and functions, open spaces, desired land uses and view corridors.
- G. Preserve and Enhance Historic Character.** Where appropriate, new developments shall build on historic and other cultural assets by recognizing the smaller patterns of the townscape without being historicist.
- H. Create Appropriate Transitions in Height, Bulk and Scale.** New development must strive to be compatible in scale with its surroundings. Elements which contribute to the perceived scale of new construction are addressed in the context of specific site conditions, as well as in relationships between Sub-Districts.
- I. Increase Transportation Accessibility.** Building, site and street design shall increase accessibility to and within the Downtown Plan area by encouraging transportation by many modes including pedestrians, automobiles, bicycles, transit and other vehicles in a functional and visually attractive manner.

## Downtown Sub-Districts Characteristics

Development within each Sub-District is governed by a different combination of basic regulations such as uses, height limits, allowable floor area ratios and densities. In addition to Guidelines and Standards applicable to the Downtown as a whole, development within several Sub-Districts, such as the Downtown Commercial Core (DCC), the Downtown Mixed Use (DMU), the Downtown Transit Mid-Rise (DTM) and the Downtown Residential Low-Rise (DRL-1 and DRL-2), are subject to additional Guidelines and Standards specific to the given Sub-District.

Map 4.1109: Downtown Sub-Districts





#### **4.1110 Downtown Commercial Core (DCC)**

The DCC is the City's long-standing center and features unique local businesses, small-scale storefronts, and intimate sidewalks. Main Avenue has a small-scale, walkable quality appreciated by residents and visitors. This Sub-District is intended to preserve this small-scale character on Main Avenue while encouraging an active, engaging mix of old and new uses.

The DCC Sub-District allows a wide range of uses – retail, service, office and residential – that will help create a vibrant Sub-District that is active all day and much of the night.

#### **4.1111 Downtown Mixed Use (DMU)**

This Sub-District is intended to evolve over time from a shopping center largely organized around automobile trips and parking into a mixed-use Sub-District with jobs, housing and commercial opportunities. This full-service Sub-District will contain new shopping streets, public spaces and better pedestrian and automobile connections to the DCC Sub-District and to the Civic Neighborhood.

This DMU Sub-District allows a mixture of employment, retail, office and residential uses in a very dense, compact urban form by permitting the most intense, tallest development in Downtown.

#### **4.1112 Downtown Transit Mid-Rise (DTM)**

This mixed-use Sub-District provides a mid-rise, mixed-use character in the center of Downtown near the light-rail stations. Because of its proximity to transit, this Sub-District provides access opportunities for those who live Downtown to use buses and MAX light rail to get to jobs and other destinations. It also supports the creation of employment uses Downtown so those who live outside the Downtown have opportunities and easy access to work Downtown.

This Sub-District supports the continued presence of institutional uses, such as government offices. It also allows a mix of residential, commercial and employment uses at a mid-rise intensity.

#### **4.1113 Downtown Employment Mid-Rise (DEM)**

This mixed-use area is envisioned as one that could support significant employment, whether retail or office in nature. It has excellent access to light rail as well as several major streets – Hogan, Burnside, and Division. Buildings are allowed to have multiple stories with larger footprints here to accommodate market demand.

This Sub-District allows for a substantial amount of general office, financial, corporate and institutional uses that employ large numbers of people. It also allows a significant retail presence and residential uses.

#### **4.1114 Downtown Residential Low-Rise-1 (DRL-1)**

This mixed-use Sub-District will encourage some residential areas to gently transform into a broader mix of residential uses. This Sub-District is intended to create distinctive, walkable neighborhoods within a short distance of transit and the Downtown core.

The Sub-District encourages single-family homes to remain and allows duplexes but not townhomes or attached dwellings on a single lot. This Sub-District also will allow small-scale commercial uses only on certain streets where it is most appropriate.

#### **4.1115 Downtown Residential Low-Rise-2 (DRL-2)**

This mixed-use Sub-District will allow a gradual transformation into more varied and full-service residential neighborhoods that can take advantage of their proximity to transit and nearby shopping and job centers.

This predominantly residential Sub-District will allow single-family homes to remain while also allowing attached single-family houses, small-scale apartments and condominiums, and small-scale commercial activities.

#### **4.1116 Downtown Commercial Low-Rise (DCL)**

This Sub-District contains major corridors with the types of businesses, services, stores, and offices that demand a higher level of automobile access to employees and customers. Structures may be single use and aimed at regional traffic. This Sub-District will still serve this role, but the corridors will become more balanced over time to meet the needs of pedestrians as well as automobile traffic. The Sub-District's character will evolve as buildings and more walkable streets become prominent and parking is located to the side or rear of properties. This Sub-District allows commercial, residential, and employment uses, including auto-related uses such as service stations, auto repair, and car washes.

#### **4.1117 Split-Zoned Development Sites**

When a single development site in the Downtown Plan Sub-District is affected by two or more of the following Sub-Districts, the entire site may be developed in conformance with permitted uses and development standards of any of those Sub-Districts applying to the site: DCC, DMU, DTM, DEM, DRL-1, DRL-2, and DCL.

#### 4.1120 Permitted Land Uses

The types of land uses that are permitted in the Downtown are listed in Table 4.1120. Permitted uses are designated with a “P”. An “L” in this table indicates a use that may be permitted in that Sub-District, but is limited in the extent to which it may be permitted. Limitations are described in Table 4.1120 Notes that follow. An “NP” means that use is not permitted in the specified Sub-District(s). “NP” is only used if the use category is “P” or “L” in another Sub-District within the Development Code. Other categories not listed also are not permitted. Existing uses which are not permitted in a Downtown Sub-District may continue in existence, subject to provisions of Development Code Section 8.0200: Existing and Nonconforming Uses and Development. Community Service uses are permitted as indicated in Table 4.1120 and as provided in Section 8.0100: Community Services.

In addition to permitted commercial and employment land use types listed in Table 4.1120, the Manager may permit other commercial and employment uses found to be supportive of, and consistent with, the Downtown Plan District (Section 4.1100), with the findings and conclusions of the Gresham Downtown Plan, and with applicable land use policies and implementation strategies of the Community Development Code.

**Table 4.1120: Downtown Permitted Land Uses**

	DCC	DMU	DTM	DEM	DRL-1	DRL-2	DCL
Use Categories:							
<b>COMMERCIAL</b>							
Clinics	P	P	P	P	L <sup>A</sup>	L <sup>B</sup>	P
Retail Trade	P	P	P	P	L <sup>A</sup>	L <sup>B</sup>	P
Retail Services	P	P	P	P	L <sup>A</sup>	L <sup>B</sup>	P
Business Services	P	P	P	P	L <sup>A</sup>	L <sup>B</sup>	P
Auto-Dependent Use	NP	NP	NP	NP	NP	NP	P
Drive Through Use	L <sup>C</sup>	L <sup>C</sup>	NP	L <sup>C</sup>	NP	NP	P
Outdoor Commercial	NP	NP	NP	NP	NP	NP	L <sup>D</sup>
<b>EMPLOYMENT</b>							
Office	P	P	P	P	L <sup>A</sup>	L <sup>B</sup>	P
Manufacturing (4.0320)	L <sup>E</sup>	L <sup>E</sup>	L <sup>E</sup>	L <sup>E</sup>	NP	NP	L <sup>E</sup>
Information Services (4.0320)	P	P	P	P	NP	NP	P
<b>RESIDENTIAL</b>							
Attached Dwellings on a Single Lot	P	P	P	P	NP	P	P
Duplex Dwellings	NP	NP	NP	NP	P	P	NP
Single Family Attached Dwellings	P	L <sup>F</sup>	P	P	NP	P	P
Single Family Detached Dwelling	NP	NP	NP	NP	P	P	NP
Accessory Dwelling	P	P	P	P	P	P	P
Ancillary Dwellings	P	P	P	NP	P	P	NP
Residential Homes	NP	NP	NP	NP	P	P	NP
Residential Facilities	P	P	P	P	NP	P	P
<b>OTHER</b>							
Live/work	P	P	P	P	NP	P	P
Mixed Use	P	P	P	P	L <sup>H</sup>	P	P
Temporary Uses	P	P	P	P	P	P	P

**Table 4.1120: Downtown Permitted Land Uses**

	DCC	DMU	DTM	DEM	DRL-1	DRL-2	DCL
Use Categories:							
Home Occupations	P	P	P	P	P	P	P
Community Service Uses							
Type I	P	P	P	P	P	P	P
Type II	P	P	P	P	P	P	P
Type III	L <sup>G</sup>	L <sup>G</sup>	L <sup>G</sup>	L <sup>G</sup>	L <sup>G</sup>	L <sup>G</sup>	L <sup>G</sup>

**4.1120 Table Notes**

The following standards describe the limitations on use categories marked as limited in Table 4.1120.

- A. Clinics, retail trade, retail services, business services and office: The total floor area of all these uses combined is limited to 5,000 square feet per site in DRL-1 and these uses are limited to lots with frontage on Main Avenue or Ava Avenue. In a mixed-use building, the total square footage of commercial uses, clinics, retail trade, retail services, business services and offices cannot exceed 5,000 square feet in DRL-1.
- B. Clinics, retail trade, retail services, business services and office: The total floor area of all these uses combined is limited to 7,500 square feet per site in DRL-2. In a mixed-use building, the total square footage of commercial uses, clinics, retail trade, retail services, business services and offices cannot exceed 7,500 square feet in DRL-2.
- C. Drive-through use: New drive-through facilities are limited in DCC, DTM and DEM and allowed only under the following conditions:
  - 1. In DCC, no new drive-through facility can be constructed unless there was a legal drive-through on the site on July 16, 2009.
  - 2. In all Sub-Districts where drive-throughs are limited:
    - a. Direct drive-through lane access onto an Urban Boulevard street type is prohibited; and
    - b. The drive-through shall be part of a development that meets the minimum FAR requirements of the Sub-District; and
    - c. Drive-through stacking lanes and service areas shall not be located between the street and the building and shall be located to the rear of the property; and
    - d. Goods and services provided to drive-through customers also must be available to pedestrian customers inside a building on the same site.
- D. Outdoor Commercial is limited to DCL and allowed only if:
  - 1. The site has frontage on Burnside Road or Hogan Road; and
  - 2. The amount of total site area covered by buildings shall amount to no less than 25% of the amount of site area used for outdoor storage or display; and
  - 3. Screening shall be provided along any portion of the site’s frontage which is not occupied by a building or parking area, in a manner which satisfies standards for Landscape/Screening along a Public Right-of-Way, as contained in Section 9.0823(C)(3).
- E. Manufacturing uses are defined in Community Development Code Table 4.0320 but shall be compatible with other Downtown uses and are allowed only if all of the following conditions are met:
  - 1. Manufacturing uses are subject to all standards in Section 4.0331(F): External Effects; and
  - 2. The manufacturing component must be accessory to another permitted, non-residential use on the same site; and
  - 3. In DCC, DMU, and DTM, the manufacturing component shall occupy no more than 10,000 square feet of floor area per site. In DEM and DCL, the manufacturing component shall occupy no more than 20,000 square feet of floor area per site.
- F. Single-family attached residential uses are prohibited in DMU within 320 feet of the centerline of Eastman Parkway.

- G. Community Services, Type III: Solid waste transfer stations, solid waste landfills, campgrounds, golf courses, recycling facilities (including drop-box transfer stations), recycling collection sites and recyclables recovery facilities, are prohibited.
- H. Mixed-use developments in DRL-1 are limited to those locations where commercial uses are allowed.

**4.1121 Prohibited Uses in Downtown Sub-Districts**

- A. In addition to the use categories that are not permitted because they are listed as “NP” or not listed in Table 4.1120, the following categories are specifically prohibited from Downtown Sub-Districts: mini-storage facilities and the following uses defined in 4.0320: transportation/distribution (trucking and rail), exclusive heavy industrial uses, warehouse and storage, wholesale trade, construction contractors, transport and distribution.
- B. The prohibition on warehousing and storage as a stand-alone use does not preclude the on-site storage of materials associated with another use Downtown, such as the storage of goods and supplies as an accessory use to another use allowed in Downtown Sub-Districts.
- C. The prohibition on distribution does not preclude the distribution of goods produced on-site to locations off-site as an accessory use to another use allowed in the Downtown Sub-Districts or the delivery of goods to an allowed use.

**4.1130 Downtown Plan Sub-District Standards**

Table 4.1130 summarizes development standards that apply in the Downtown Plan District. The standards contained in this Table are supplemented by referenced sub-sections of 4.1100 which provide additional clarification and guidance. Existing developments that do not meet the standards specified for a particular Sub-District may continue in existence and be altered, subject to provisions of Section 8.0200, Existing and Nonconforming Uses and Development. There are two key factors of development potentially allowable on parcels and development sites for each district with the Downtown: building height and floor area ratio. To determine the development potential of a property, the FAR number is multiplied by the site area. For example: A site area of 20,000 square feet multiplied by an FAR of 3.0 yields 60,000 square feet of floor area that can be built on that site.

- A. Development on a site must achieve at least the Minimum Floor Area Ratio and can build up to the Maximum Floor Area Ratio.
- B. Additional FAR, shown in the Maximum Floor Area Ratio with Bonuses column, can be achieved by including bonus elements and attributes (described in 4.1131). Multiple bonus elements can be used in combination to achieve the maximum FARs listed in the Maximum Floor Area Ratio with Bonuses column in Table 4.1130. Each bonus element can be used only once, unless otherwise indicated in the bonus element descriptions. This method allows for many combinations of uses, intensities and different features within each development.
  - 1. With bonuses, residential-only buildings can achieve a maximum FAR up to what is shown in the Residential column under Maximum Floor Area Ratio with Bonuses. Maximum heights cannot be exceeded in the DRL-1 and DRL-2 districts.
  - 2. With bonuses, buildings that do not include a residential use can achieve a maximum FAR up to what is shown in the Non-residential column under Maximum Floor Area Ratio with Bonuses.
  - 3. With bonuses, buildings that combine both residential and non-residential uses can achieve a maximum FAR up to what is shown in the combined column under Maximum Floor Area Ratio with Bonuses.
- C. For purposes of floor-area-ratio calculations in DCC, DMU and DTM, applicants may include the following in the ground-level floor area up to a total of 1,000 square feet or 10% of the site, whichever is larger:
  - 1. Publicly accessible open space.
  - 2. Walkways that include landscaping and provide access to publicly accessible open spaces or provide a through-block connection.
  - 3. Required minimum setbacks.
  - 4. Area removed from the first-floor building footprint to create corner features to comply with 4.1151(B) (8). For example, a beveled corner will have a slightly smaller footprint than a 90-degree corner because of the bevel.
  - 5. Public space required for gateway locations.

Table 4.1130

	DCC		DMU	DTM	DEM	DRL-1	DRL-2	DCL
		Main see 4.1130(A)						
Maximum Height <sup>A-D</sup> (feet)	85	45	125	85	70	35	50	65
Minimum Floor Area Ratio (base) (see 4.1145)	1.0	1.0	1.0	1.0	0.5	0	0.5	0.5
Maximum Floor Area Ratio	3.0	1.5	3.5	3.0	2.5	1.0	1.0	1.0
Maximum Floor Area Ratio with bonuses (see 4.1131)	Residential	2.0	5.0	3.5	3.0	2.0	2.0	2.0
	Non Residential	4.5	3.0	6.0	4.5	3.0	3.0	2.5
	Combined	5.0	4.0	7.0	5.0	5.0	4.0	3.0
Minimum Residential Density for all-residential projects (not mixed use) (units per acre)	17		20	20	17	8.71	8.71	17
Maximum residential density (units per acre)	No maximum		No maximum	No maximum	No maximum	12.45	No maximum	60

Table 4.1130 (continued)

Street types	Urban Boulevard (in feet)	Urban Commercial (in feet)	Urban Residential (in feet)	Green/Shared (in feet)	Stanley (in feet)	Third – north side (in feet)	Third – south side (in feet)	Cleveland (in feet)
<b>Commercial, employment, live/work, mixed-use</b>								
Minimum Building Setbacks	Front: 0 Side: 0 <sup>G</sup> Rear: 0 <sup>G</sup> Alley: 3	Front: 5 Side: 0 <sup>G</sup> Rear: 0 <sup>G</sup> Alley: 3	Front: 5 Side: 0 <sup>G&amp;K</sup> Rear: 5 <sup>G</sup> Alley: 3	Front: 0 Side: 0 <sup>H&amp;K</sup> Rear: 0 <sup>G</sup> Alley: 3	Front: 0 Side: 0 <sup>K</sup> Rear: Alley: 3	Front: 6 on first floor; zero above Side: 0 <sup>G&amp;K</sup> Rear: 0 <sup>G</sup> Alley: 3	Front: 0 Side: 0 <sup>G&amp;K</sup> Rear: 0 <sup>G</sup> Alley: 3	Front: 5 Side: 0 <sup>G&amp;K</sup> Rear: 0 <sup>G</sup> Alley: 3
Maximum Building Setbacks	Front: 5 <sup>M</sup>	Front: 10 <sup>M</sup>	Front: 10 <sup>M</sup>	Front: 5 <sup>M</sup>	Front: 5 <sup>M</sup>	Front: 10 <sup>M</sup>	Front: 10 <sup>M</sup>	Front: 10 <sup>M</sup>



**Table 4.1130 (continued)**

Street types	Urban Boulevard (in feet)	Urban Commercial (in feet)	Urban Residential (in feet)	Green/Shared (in feet)	Main (in feet)	Stanley (in feet)	Third – north side (in feet)	Third – south side (in feet)	Cleveland (in feet)
<b>Attached dwellings on a single lot</b>									
Minimum Building Setbacks	Front: 10 Side: 0 <sup>g</sup> Rear: 5 <sup>g</sup> Alley: 3	Front: 5 Side: 0 <sup>g</sup> Rear: 5 <sup>g</sup> Alley: 3	Front: 5 Side: 0 <sup>g&amp;k</sup> Rear: 5 <sup>g</sup> Alley: 3	Front: 5 Side: 0 <sup>h&amp;k</sup> Rear: 5 Alley: 3	Front: 0 Side: 0 <sup>k</sup> Rear: 0 Alley: 3	Front: 0 Side: 0 <sup>k</sup> Rear: 0 Alley: 3	Front: 6 on first floor; zero above Side: 0 <sup>g &amp; k</sup> Rear: 0 <sup>g</sup> Alley: 3	Front: 0 Side: 0 <sup>g &amp; k</sup> Rear: 0 <sup>g</sup> Alley: 3	Front: 5 Side: 0 <sup>g&amp;k</sup> Rear: 5 <sup>g</sup> Alley: 3
Maximum Building Setbacks	Front: 20 <sup>i&amp;m</sup>	Front: 10 <sup>i&amp;m</sup>	Front: 15 <sup>i&amp;m</sup>	Front: 10 <sup>m</sup>	Front: 5 <sup>m</sup>	Front: 10 <sup>i&amp;m</sup>	Front: 10 <sup>m</sup>	Front: 5 <sup>m</sup>	Front: 20 <sup>m</sup>
<b>Single-family attached</b>									
Minimum Building Setbacks <sup>n</sup>	<b>FRONT</b> Façade: 10 Porch: 6 Garage: 10 <sup>l</sup> <b>SIDE</b> Interior: 5 Common: 0 Street porch: 5 <b>REAR</b> No alley: 10 Alley: 3	<b>FRONT</b> Façade: 5 Porch: 3 Garage: 5 <sup>l</sup> <b>SIDE</b> Interior: 5 Common: 0 Street porch: 5 <b>REAR</b> No alley: 10 Alley: 3	<b>FRONT</b> Façade: 5 Porch: 3 Garage: 5 <sup>l</sup> <b>SIDE</b> Interior: 5 Common: 0 Street porch: 5 <b>REAR</b> No alley: 10 Alley: 3	<b>FRONT</b> Façade: 5 Porch: 3 Garage: 5 <sup>l</sup> <b>SIDE</b> Interior: 5 Common: 0 Street porch: 5 <b>REAR</b> No alley: 10 Alley: 3	Not allowed on this street type.	Not allowed on this street type.	Not allowed on this street type.	Not allowed on this street type.	<b>FRONT</b> Façade: 5 Porch: 3 Garage: 5 <sup>l</sup> <b>SIDE</b> Interior: 5 Common: 0 Street porch: 5 <b>REAR</b> No alley: 10 Alley: 3
Maximum Building Setbacks	Front: 20 <sup>i&amp;m</sup> Garage: 5	Front: 20 <sup>i&amp;m</sup> Garage: 5	Front: 20 <sup>i&amp;m</sup> Garage: 5	Front: 15 <sup>i&amp;m</sup> Garage: 5					Front: 20 <sup>i&amp;m</sup> Garage: 5

Table 4.1.130 (continued)

Street types	Urban Boulevard (in feet)	Urban Commercial (in feet)	Urban Residential (in feet)	Green/ Shared (in feet)	Main (in feet)	Stanley (in feet)	Third – north side (in feet)	Third – south side (in feet)	Cleveland (in feet)
<b>Single-family detached<sup>o</sup> and duplex dwellings<sup>p</sup></b>									
Minimum Building Setbacks <sup>N</sup>	<b>FRONT</b> Façade: 10 Porch: 6 Garage: 20 <b>SIDE</b> Interior: 10 Streetside: 10 Street porch: 6 Garage: 5 <b>REAR</b> No alley: 10 Alley: 6	<b>FRONT</b> Façade: 10 Porch: 6 Garage: 20 <b>SIDE</b> Interior: 10 Streetside: 10 Street porch: 6 Garage: 5 <b>REAR</b> No alley: 10 Alley: 6	<b>FRONT</b> Façade: 10 Porch: 6 Garage: 20 <b>SIDE</b> Interior: 10 Streetside: 10 Street porch: 6 Garage: 5 <b>REAR</b> No alley: 10 Alley: 6	<b>FRONT</b> Façade: 10 Porch: 6 Garage: 20 <b>SIDE</b> Interior: 10 Streetside: 10 Street porch: 6 Garage: 5 <b>REAR</b> No alley: 10 Alley: 6	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>	<b>FRONT</b> Façade: 10 Porch: 6 Garage: 20 <b>SIDE</b> Interior: 10 Streetside: 10 Street porch: 6 Garage: 5 <b>REAR</b> No alley: 10 Alley: 6
Maximum Building Setbacks	Front: 20'	Front: 20'	Front: 20'	Front: 15'	Front: 15'	Front: 10'	Front: 20'	Front: 5'	Front: 20'

#### 4.1130 Table Notes:

- A. The maximum height and FAR for the portion of development sites within 110 feet of the centerline of Main Avenue between Powell Boulevard and Fifth Street are limited to those shown in Table 4.1130 for DCC: Main Street. A 10-foot building setback on Main Street is required above the 3rd story.
- B. Floor heights by building type
  - 1. Commercial/employment uses: 13 feet minimum height to 20 feet maximum height.
  - 2. Residential uses: 10 feet minimum height.
- C. Building heights in all Downtown Sub-Districts except DRL-1 and DRL-2 shall be allowed to exceed the maximum up to 8 feet to allow for architectural elements not suitable for occupancy, such as parapet walls and pitched roofs.
- D. For developments abutting a land-use district where the maximum building height is 40 feet or less, the maximum building height within 50 feet of that low-height-limit district or Sub-District shall be 45 feet. Maximum building height shall be 50 feet in DCC along the north side of Division Street.
- E. Setbacks
  - 1. Setbacks in Table 7.0201 (M)(3)(a) of the Gresham Development Code do not apply.
  - 2. Refer to Section 9.0900 for a list of structural elements and decorative features that may encroach up to a maximum of 2 feet into required setbacks
  - 3. Encroachments may project into the public right-of-way provided that the encroachments are between 9 and 12 feet above the sidewalk height, subject to City approval. They must not obstruct or prevent the placement of street trees or other improvements within the public right-of-way.
- F. Flag pole portions of lots, which allow access to the portions of the lot away from streets, are not counted as part of the site size in floor-area ratio calculations. The remainder of the lot not needed for access would be required to meet FAR requirements.
- G. Side setback is 10 feet when side yard abuts DRL-1, DRL-2, LDR-5, LDR-7, TR or TLDR; rear setback is 10 feet when rear yard abuts DRL-1, DRL-2, LDR-5, LDR-7, TR or TLDR.
- H. Side setback is 5 feet when in the DRL-2 Sub-District or when the side yard abuts the DRL-2 Sub-District.
- I. Courtyard-type developments are exempted from maximum setbacks for that portion of the building or buildings having a courtyard area between it and the street.
- J. For attached single-family dwellings, the street façade and garage side setbacks shall be equal to the front façade setback on the street type that applies to the side street.
- K. For commercial, employment, live/work, mixed-use, and attached dwellings on a single lot, the streetside setbacks shall be equal to the front façade setback on the street type that applies to the side street.
- L. Single-family attached dwellings are encouraged to be accessed from a rear alleyway on all street types where single-family attached dwellings are allowed. Parking on driveways in front of single-family attached dwellings is only permitted on the Urban Residential street type in Sub-Districts DRL-1 and DRL-2. If parking is to be provided in front of these units on the Urban Residential street type in DRL-1 and DRL-2, the minimum front setback for the garage is 20 feet.
- M. Maximum front setbacks do not apply on a site once all minimum building frontage requirements of the street type have been satisfied. For example, if a street type requires that 75% of the frontage must be occupied by a building and that requirement has been satisfied, other buildings can be constructed behind that building beyond the maximum setback.
- N. For purposes of Table 4.1130 side setbacks:
  - 1. Interior means interior side (not common wall)
  - 2. Common means interior side with common wall
  - 3. Street façade means streetside façade
  - 4. Street porch means streetside porch
  - 5. Garage means streetside garage face

O. Single-family detached dwellings shall comply with the following:

1. A minimum lot size of 4,000 square feet.
2. 4.0130 standards for minimum lot dimensions and minimum street frontage for single-family detached dwellings in TR; and
3. 4.0132 Additional Standards, except (A)(1) and (B); and
4. 4.0136 Manufactured Dwelling Requirements; and
5. Standards for maximum height and setbacks in 4.1130; and
6. Standards for parking in 9.0800.

P. Duplex dwellings shall comply with the following:

1. A minimum lot size of 7,000 square feet.
2. 4.0130 standards for TR minimum lot dimensions for duplexes and minimum street frontage; and
3. 4.0132(D) Safe Neighborhood Design Performance Standards; and
4. Standards for maximum height and setbacks in 4.1130; and
5. Standards for parking in 9.0800; and
6. For developments with more than one duplex dwelling on a site, the applicable design review standards in 7.0201.
7. Duplex dwellings may be reviewed under the discretionary review process described in 4.1101(A)(1)(a) using the following guidelines:
  - a. 4.1151(A)(1); and
  - b. 4.1151(B)(2)(c)(1) and (6) through (9); and
  - c. 4.1155(A)(2)(c)(1) and (2); and
  - d. 4.1155(A)(4)(c)(1) and (2).

#### **4.1131. Bonus Elements**

The future vision for Downtown Gresham calls for a series of amenities that will lead to a more livable and complete community. As a means of encouraging new development to incorporate these amenities, a series of development bonuses are included in the Code that offer additional development potential in the form of floor area. Most projects will require a mixture of various elements.

**A. For each of the following, an FAR increase of .5 shall be granted:**

1. LEED Silver Certification

A development shall be LEED Silver Certified, according to criteria established by the U.S. Green Building Council (USGBC). The applicant is responsible for providing LEED Silver Pre-Certification documentation and annotated checklist to the City to receive this bonus. The City will review and approve the documentation and apply this implementation of the LEED Silver elements as a condition of approval for the subsequent building permit.

2. Exterior Art Elements

Exterior art element(s) shall be equivalent to at least 1% of the total value of the project's construction cost. Such elements include but are not limited to free-standing sculptures, bas-reliefs on walls, metalwork on walls and murals. Documentation shall be provided of the construction value and the value of the art as appraised by an art appraiser. Art elements shall be visible to the public at all times and will be reviewed and approved for artistic merit by an arts review body designated by the City.

3. Water Feature(s)

Any decorative water feature(s) shall be equivalent to at least 1% of the total value of the project's construction costs. Documentation shall be provided of the construction value and the cost of the water feature. Water features shall be directly accessible by the public or shall be visible to the public by being adjacent to a sidewalk or through-block connection.

4. Alley Enhancements

Enhancements to an alley shall include elements that create a pedestrian-friendly setting such as stone, brick, unit pavers or textured paving; pedestrian-scaled lighting that could be wall-mounted; and landscape plantings such as vines splayed on walls, trees, and irrigated planters that do not obstruct the movement of vehicles. The result shall be a place that appears safe, inviting and allow for public

enjoyment. Features such as entrances with canopies or stoops shall also qualify so long as vehicular movement is maintained. Entrances to uses are permitted and encouraged.

5. Canopy Over Sidewalks Where Not Otherwise Required

A canopy shall be a permanent structure of steel and glass that projects over a public sidewalk from a building face at least 5 feet in horizontal distance. The height of a canopy above the sidewalk shall be between 8 and 12 feet. Canopies may be intermittent or continuous provided the total length is at least 75% of the frontage along the public sidewalk.

6. Through-Block Connection

A through-block connection is a pedestrian walkway and accompanying landscaping that shall be at least 15 feet wide and extend along a property line or through a site to allow the public to pass from one street to either another street or an alley that is either parallel or perpendicular. The surface shall be accessible and consist of stone, unit pavers or textured concrete. The connection shall include pedestrian scaled lighting along the length at intervals no less than 50 feet, that can either be wall-mounted or freestanding.

7. Public Meeting Room

This is a room that shall be available to the community for meetings and events. The size shall allow for at least 30 people to occupy it (300 square feet) and it shall be accessible either directly from the outside or from a controlled lobby that allows public access. There shall be no fees imposed on user groups, other than for basic maintenance. The room shall have windows on at least one side.

8. Multi-Modal Pathway

A multi-modal pathway shall be a pathway for the movement of pedestrians and bicyclists that is consistent with the City's Parks and Recreation Master Plan and approved by the City staff.

9. MAX Pathway Landscaping

MAX pathway landscaping shall include landscape elements such as trees, shrubs, groundcovers and perennials that are consistent with the City's Parks and Recreation Master Plan and approved by City staff. The entire development frontage on the Pathway shall be landscaped.

**B. For each of the following, an FAR increase of 1.0 shall be granted:**

1. LEED Gold Certification

A development shall be LEED Gold Certified, according to criteria established by the U.S. Green Building Council (USGBC). The applicant is responsible for providing LEED Gold Pre-Certification documentation and annotated checklist to the City to receive this bonus. The City will review and approve the documentation and apply this implementation of the LEED Gold elements as a condition of approval for the subsequent building permit.

2. Structured Parking, On-Grade or Above-Grade

At least 80% of the parking shall be contained within a structure. The structure may be part of the building or a separate structure. The structure shall be designed so that no parked cars are visible from the street and active commercial, employment or residential uses occupy the street level if the structure is on a street frontage. Any wall openings necessary for ventilation shall be screened with decorative metalwork or irrigated planters. Interior lighting shall be shielded to obscure visibility from outside.

3. Public Plaza

This is an outdoor space available to the public at all times. It shall be equivalent to at least 2% of the interior floor area but shall not be less than 400 square feet. No dimension shall be less than 10 feet. At least 70% of the area shall be paved with stone, brick, unit pavers or textured paving. One tree (with a minimum caliper of 2 ½ inches) shall be provided for every 600 square feet of area. A quantity of one bench or seating unit shall be provided for each 100 square feet of area. Seating placement shall be artfully designed. If a project includes more than one Public Plaza that meets these standards, each can generate bonus FAR.

4. Public Greenspace

This is an outdoor space available to the public at all times. It shall be visible and accessible from a public sidewalk. It shall be equivalent to at least 2% of the interior floor area but shall not be less than 400 square feet. No dimension shall be less than 10 feet. At least 70% of the space shall be planted with grass or walkable ground cover. One tree (with a minimum caliper of 2 ½") shall be provided for every 600



square feet of area. One seating unit, which may be in the form of benches or ledges, shall be provided for each 100 square feet of area. If a project includes more than one Public Greenspace that meets these design standards, each can generate bonus FAR.

5. Public Indoor Wintergarden

This is an interior space available to the public during normal business hours. It shall be equivalent to at least 2% of the interior floor area but shall not be less than 1000 square feet. No dimension shall be less than 20 feet. At least 50% of the ceiling and at least one wall of the wintergarden shall be glass to allow for day lighting. One seating unit, which may be in the form of benches or ledges, shall be provided for each 100 square feet of area.

**C. For each of the following, an FAR increase of 1.5 shall be granted:**

1. LEED Platinum Certification

A development shall be LEED Platinum Certified, according to criteria established by the U.S. Green Building Council (USGBC). The applicant is responsible for providing LEED Platinum Pre-Certification submittal documentation and annotated checklist to the City to receive this bonus. The City will review and approve the documentation and apply this implementation of the LEED Platinum elements as a condition of approval for the subsequent building permit.

2. Roof Garden

Roof gardens shall provide usable outdoor space and gardening opportunities to the building residents, tenants and/or visitors. The roof garden shall occupy a minimum of 50% of the roof surface and result in an accessible rooftop terrace with defined growing areas, seating and additional landscaping.

3. Eco (Green) Roof

A roof garden shall be a combination of landscape plantings and a growing medium installed on a roof deck that performs functions of collecting, absorbing and filtering rain water and shall occupy a minimum of 50% of the roof surface. The result shall be visually interesting and it shall accomplish environmental objectives such as reducing the amount of run-off that reaches the ground, reducing heat gains and losses from the building, and recycling gray water.

4. Underground Parking

At least 80% of the parking shall be contained within a structure that is below grade with an energy efficient system developed to maintain the parking underground. Any parking stalls not located in the below-grade structure shall be within a structure that is on-grade or above-grade that shall meet the design standards for the bonus feature of Structured Parking, On-Grade or Above-Grade.

**4.1132 Building Placement**

The Downtown Sub-Districts will be the most active, intense, and urban areas in the city. Consistent building edges out to or near the sidewalk help contribute to these qualities.

**4.1133 Parking**

See Section 9.0800 for general parking lot design standards and parking ratios.

**4.1134 Buffering**

New development in the Downtown Plan District is exempt from the provisions of Section 9.0100 - Buffering and Screening Requirements, except where the proposed development abuts a lot that is outside the Downtown Plan District.

**4.1135 Utilities**

Undergrounding of utilities in the Downtown Plan District shall be in accordance with Section A5.510 - Underground Utilities.

**4.1136 Clear Vision Area**

New development in the Downtown Plan District shall be exempt from the provisions of Section 9.0200 – Clear Vision Area, except for developments with frontage on an Urban Boulevard Street Type.

**4.1137 Limitations on Outdoor Commercial Activity**

In all Downtown Sub-Districts except the DCL Sub-District, the amount of site area for outdoor display of materials for retail sales shall not exceed 15% of the ground-floor area of buildings on the site with which the display is associated or 1,000 square feet, whichever is less.

# Downtown Street Types

## 4.1140 Street Type Purpose

The Street Types sections contain non-discretionary standards that applicants must meet as part of the design review process to ensure positive building-to-sidewalk relationships and well-designed streetscapes. The life of Downtown shall be closely tied to the character of its public space, and it is especially important to acknowledge the importance of street as public space. Street design features, and building-to-street relationships will support the development of the Downtown area as a focus of the community and as pedestrian-oriented, transit-supportive Sub-Districts. Special features have been incorporated into several street design classifications included in this document. This section includes several different street types applied to streets throughout Downtown, recognizing that street design and how buildings interface with the street varies based on function, location, land uses and multi-modal capacity.



These Street Type requirements will ensure consistent application of appropriate treatments based on mixes of uses and levels of intensity throughout the Sub-Districts. This section includes standards for the following Street Type designations (refer to Figure 4.1140 for specific designations of each Street Type Downtown):

- Urban Boulevard
- Urban Commercial Street
- Urban Residential Street
- Green/Shared Street
- Unique Streets (Main Avenue, Stanley Avenue, Third Street, Cleveland Avenue)

As new streets are constructed or existing streets are redeveloped, environmental friendly features for stormwater management are required. See Street Types and the Gresham's Public Works Standards for requirements.

#### **4.1141 Public Works Standards Coordination**

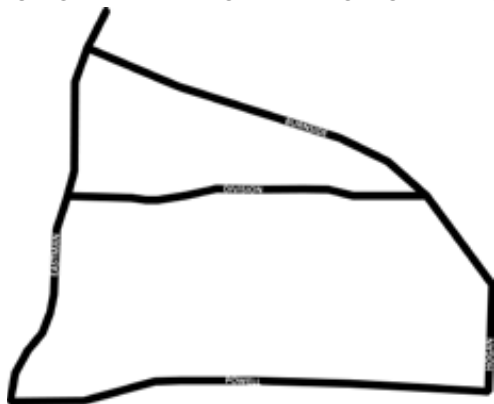
Applicants shall consult specific street engineering construction standards in the Public Works Standards and the Green Streets Standards in combination with these Street Type Standards and the street standards included elsewhere in the Gresham Community Development Code. If compliance with the standards results in a conflict between the Community Development Code and Public Works Standards, the Public Works Standards govern the street design. The Department of Environmental Services may grant exceptions to the Public Works Standards through the Design Modification Process if the City receives benefit from the suggested standard deviation.

Where existing public right-of-way is too narrow to accommodate required Street Type improvements, the applicants shall dedicate the required right-of-way. On Third Street, an applicant may choose to dedicate the required right-of-way or provide a sidewalk easement for the sidewalk portion under the colonnade on the north side of the street.

#### **4.1142 Street Type General Provisions**

- A. For the purposes of the minimum frontage percentage required to be occupied by a building on a street type, the building facade can be placed anywhere between the minimum and maximum setback.
- B. If the development site has frontage on more than one street type, the minimum percentage of street frontage that must be occupied by a building facade may be reduced in one of the following ways:
  1. Except for the Main, Third, Stanley and Boulevard street type frontages, the minimum percentage of street frontage that must be occupied by a building facade may be reduced on one street type frontage by the Design Commission or Manager up to 25% of the total frontage along that street type as part of the clear-and-objective track. For example, a requirement that 75% of the frontage must be occupied by a building facade could be reduced to 50% of the frontage on that one street type; or
  2. The minimum percentage of street frontage that must be occupied by a building facade may be reduced through the discretionary review process. The applicant must demonstrate that the application complies with applicable site-design Design Guidelines in 4.1151 and 4.1152.
- C. The minimum amount of building frontage required on the front setback line may be reduced by the Design Commission or Manager if an adjustment is required to allow a driveway with the required minimum width, on street types where driveways are allowed.
- D. The minimum amount of building frontage required does not apply for single-family detached and duplex dwellings.
- E. For courtyard developments involving attached dwellings on a single lot or single-family attached dwellings, the minimum amount of building required on the frontage is 40%.
- F. Lots whose frontage on a street includes only vehicular access, such as a flag pole, are not required to meet the requirements for minimum building on the frontage.
- G. The following community service uses are exempt from requirements for the minimum amount of building frontage required on a street type:
  1. Public urban plazas and public walking/hiking trail with associated trail access points and trailheads.
  2. Public neighborhood parks.
  3. Cemeteries.
  4. Public community parks.
  5. Public multi-use paths with associated trail access points and trailheads.
- H. The Design Commission may reduce the transparency requirements in the Street Type standards if the Design Commission determines transparency guidelines in 4.1151(B) have been met.

APPLIES TO ALL DEVELOPMENT ON STREETS:



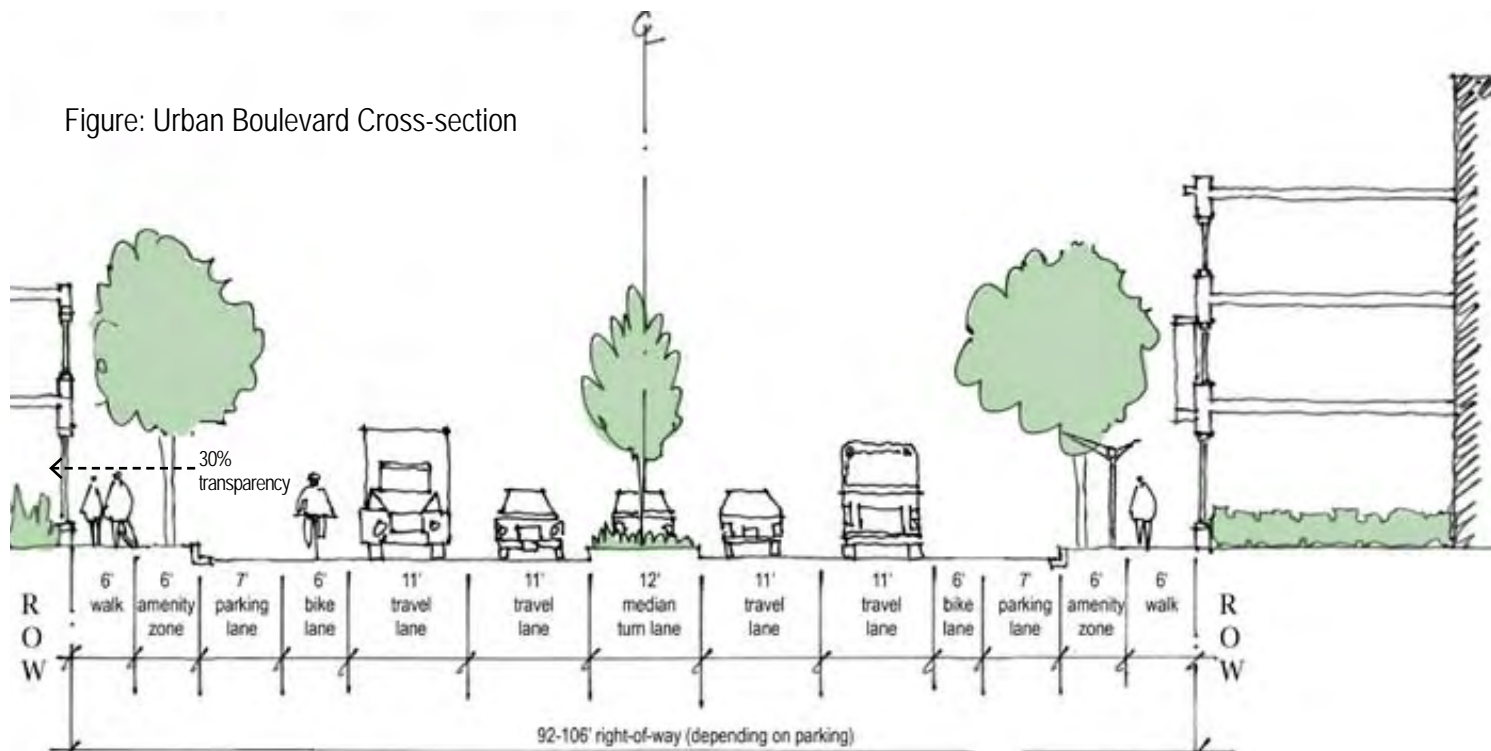
## 4.1143 Downtown Street Types Standards

### A. Urban Boulevard

For the Urban Boulevard Street Type, all the following Street Type Standards shall be met:

1. Applicants shall consult specific street engineering construction standards in the Public Works Standards and the Green Streets Standards in combination with these Street Type Standards and street standards included elsewhere in the Gresham Community Development Code.
2. There shall be a clear accessible walking route of 5 feet provided in a walk of 6 feet width. Appurtenances can protrude one foot into the walk width.
3. There shall be a 6-foot amenity zone provided. This amenity zone may consist of street trees, street lighting, landscaping and/or seating.
4. At least 50% of the site's frontage shall be occupied by a building, except for the north side of Powell Boulevard between Miller and Roberts, which shall have a building facade on 60% of the frontage.
5. A minimum of 30% of the ground-floor level shall be transparent with visibility into and out of the building, except for the north side of Powell between Miller and Roberts, where a minimum of 75% of the ground-floor level shall be transparent with visibility in and out of the building.
6. There is no first-floor commercial requirement on this Street Type, except for the north side of Powell between Miller and Roberts, which shall be required to have first-floor commercial uses.
7. No parking shall be permitted on any corners facing public streets.

Figure: Urban Boulevard Cross-section



APPLIES TO ALL DEVELOPMENT ON STREETS:

# 4.1143 Downtown Street Types Standards



Fig. A planted median

Figure: Urban Boulevard Plan View

- 8. The Gresham Standard 16-foot height Downtown Pedestrian Light is required as detailed in the Public Works Standards.
- 9. If on-street parking is included, curbed bulb-outs at the street intersections are required.
- 10. Comply with Section 9.0200 – Clear Vision Area.
- 11. Access to single-family attached dwellings is prohibited directly from Urban Boulevard streets. Access from rear alleys and side streets is allowed.

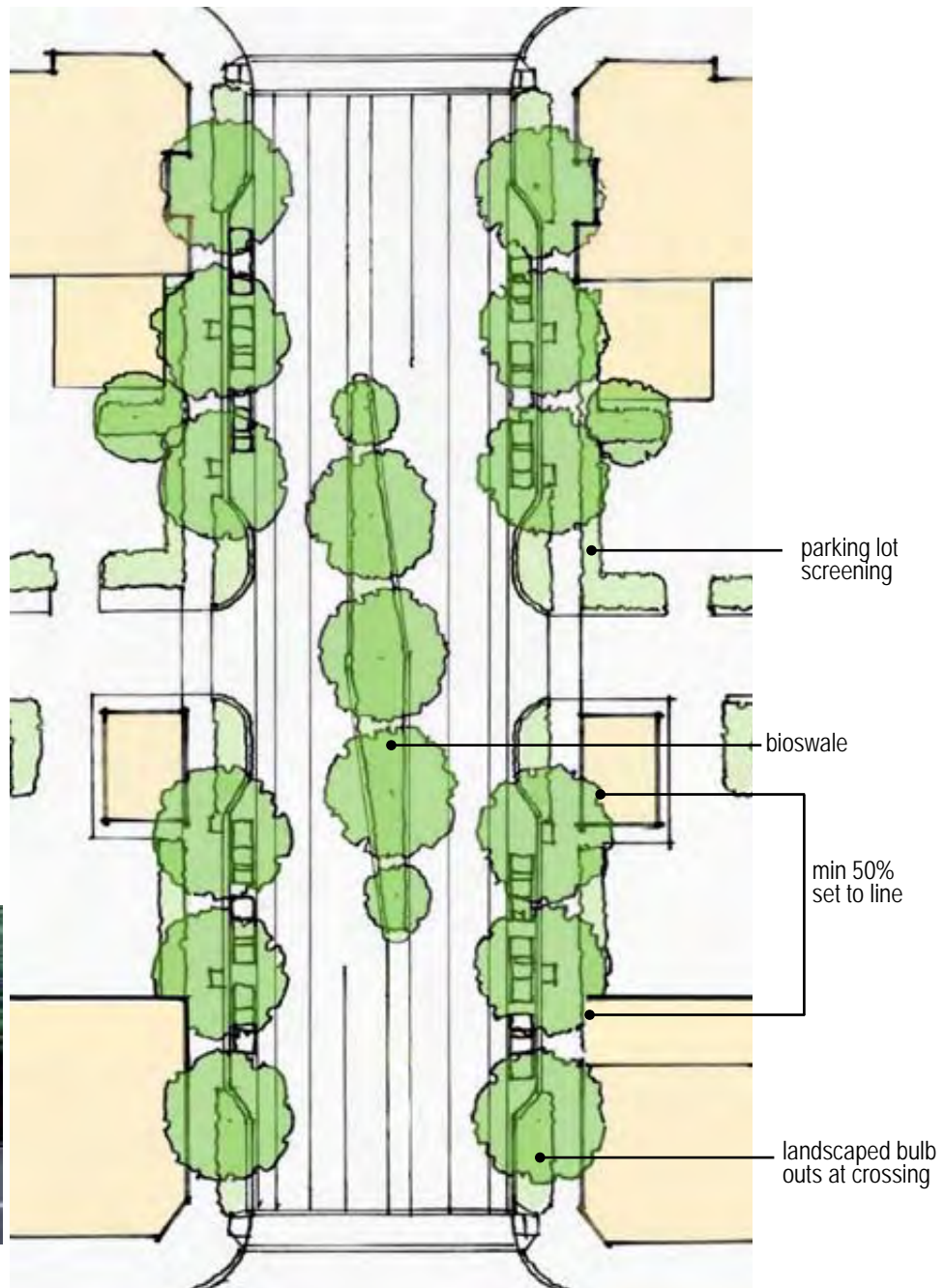
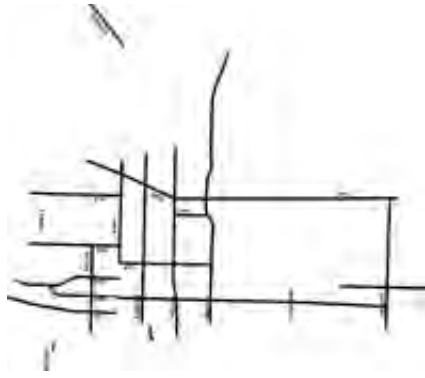


Fig. 1. A large tree canopies and distinctive lighting



APPLIES TO ALL DEVELOPMENT ON STREETS:



## 4.1143 Downtown Street Types Standards

### B. Urban Commercial Street

**For the Urban Commercial Street Type, all the following Street Type Standards shall be met:**

1. Applicants shall consult specific street engineering construction standards in the Public Works Standards and the Green Streets Standards in combination with these Street Type Standards and street standards included elsewhere in the Gresham Community Development Code.
2. There shall be a clear accessible walking route of 5 feet provided in a walk of 10 feet width. Five feet of the 10-foot walk shall be dedicated within a sidewalk easement on private property. Appurtenances can protrude 1 foot into the walk width.
3. There shall be a 4-foot amenity zone provided. This amenity zone may consist of street trees, street lighting, landscaping and/or seating.
4. At least 75% of the site's frontage shall be occupied by a building.

Figure: Urban Commercial Cross-section

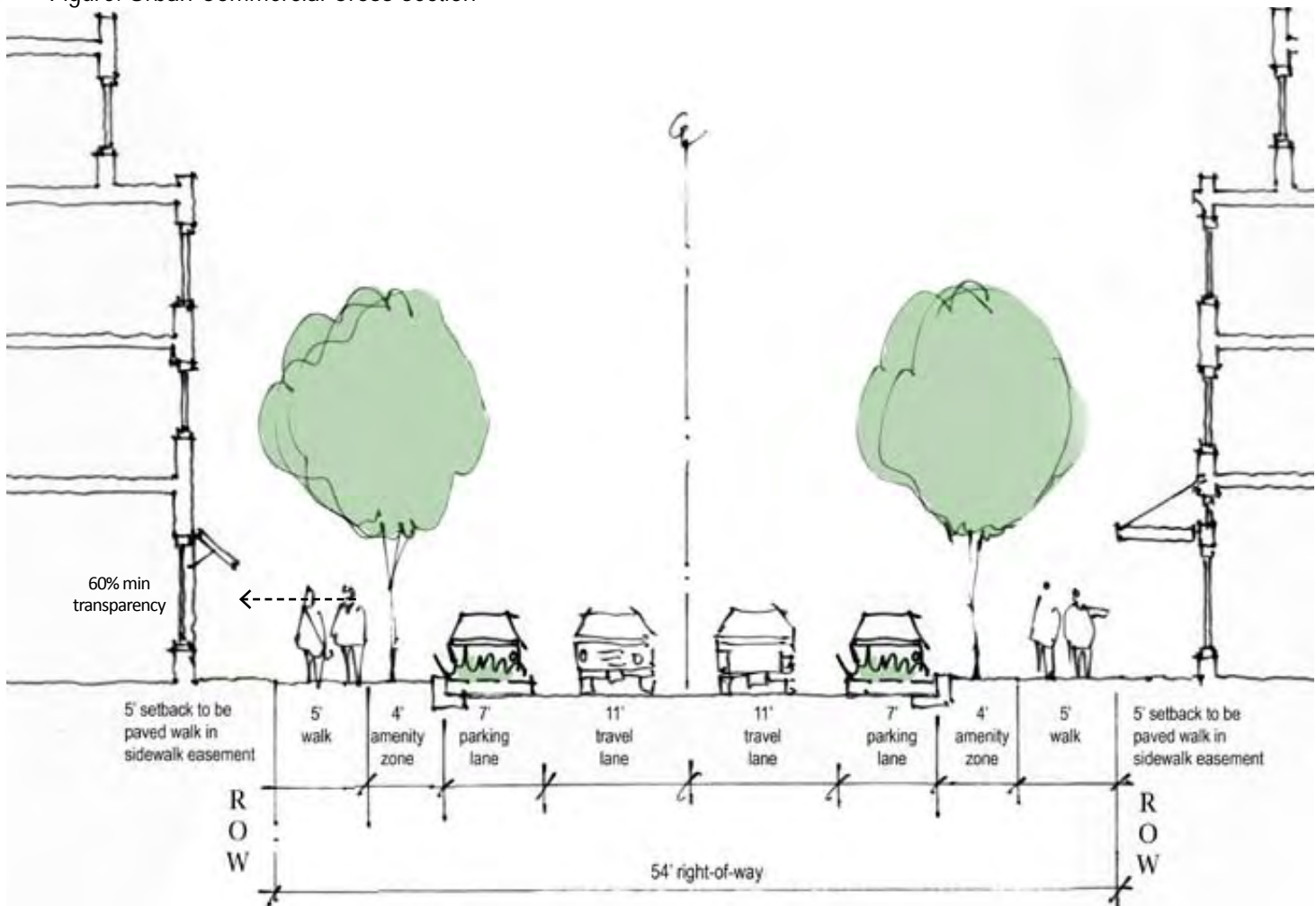




Fig. B furnishing zone with trees, lights, benches, trash receptacles and decorative paving



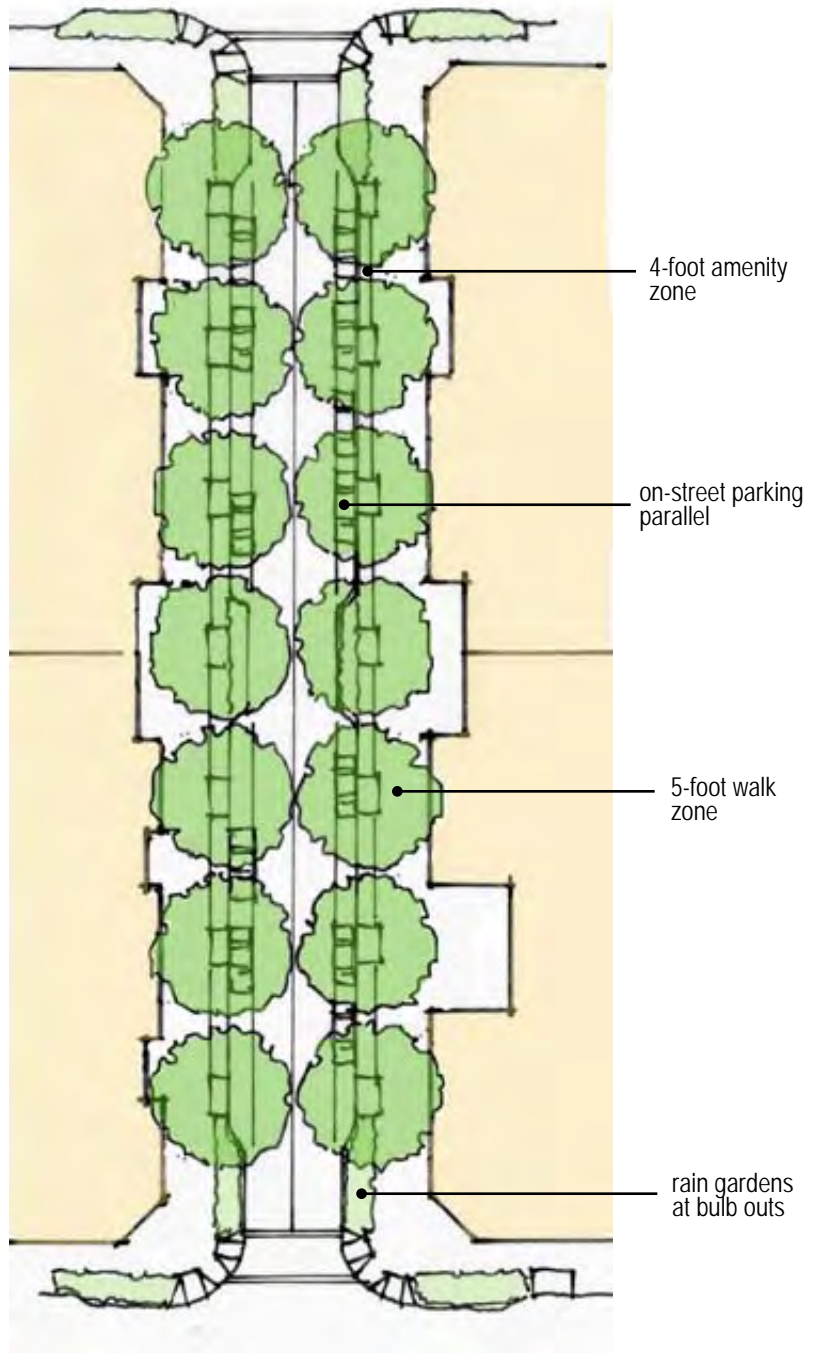
Fig. B.5 generous transparency and overhead weather protection



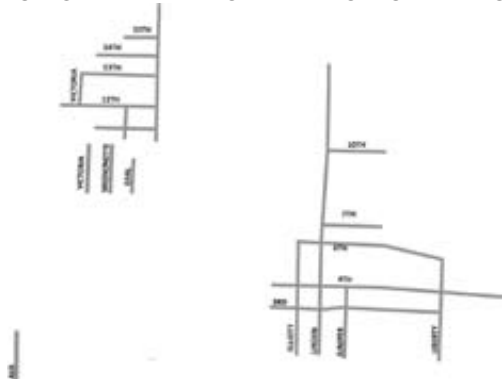
Fig. B.2 with 5-foot walk zone

5. A minimum of 60% of the ground-floor level shall be transparent with visibility into and out of the building for commercial uses.
6. A minimum of 40% of the ground-floor level shall be transparent with visibility into and out of the building for residential uses.
7. No parking shall be permitted on any corners facing public streets.
8. The Gresham Standard 14-foot height Downtown Pedestrian Street Light is required as detailed in the Public Works Standards.
9. If on street parking is included, curbed bulb-outs at the street intersections are required.
10. Overhead weather protection shall be provided that is at least 4 feet in depth, that is a minimum of 9 feet above grade and that corresponds to the first floor height.
11. No curb cuts are permitted without permission of the City and shall be allowed only in instances that permit no other options.

Figure: Urban Commercial Plan View



APPLIES TO ALL DEVELOPMENT ON STREETS:



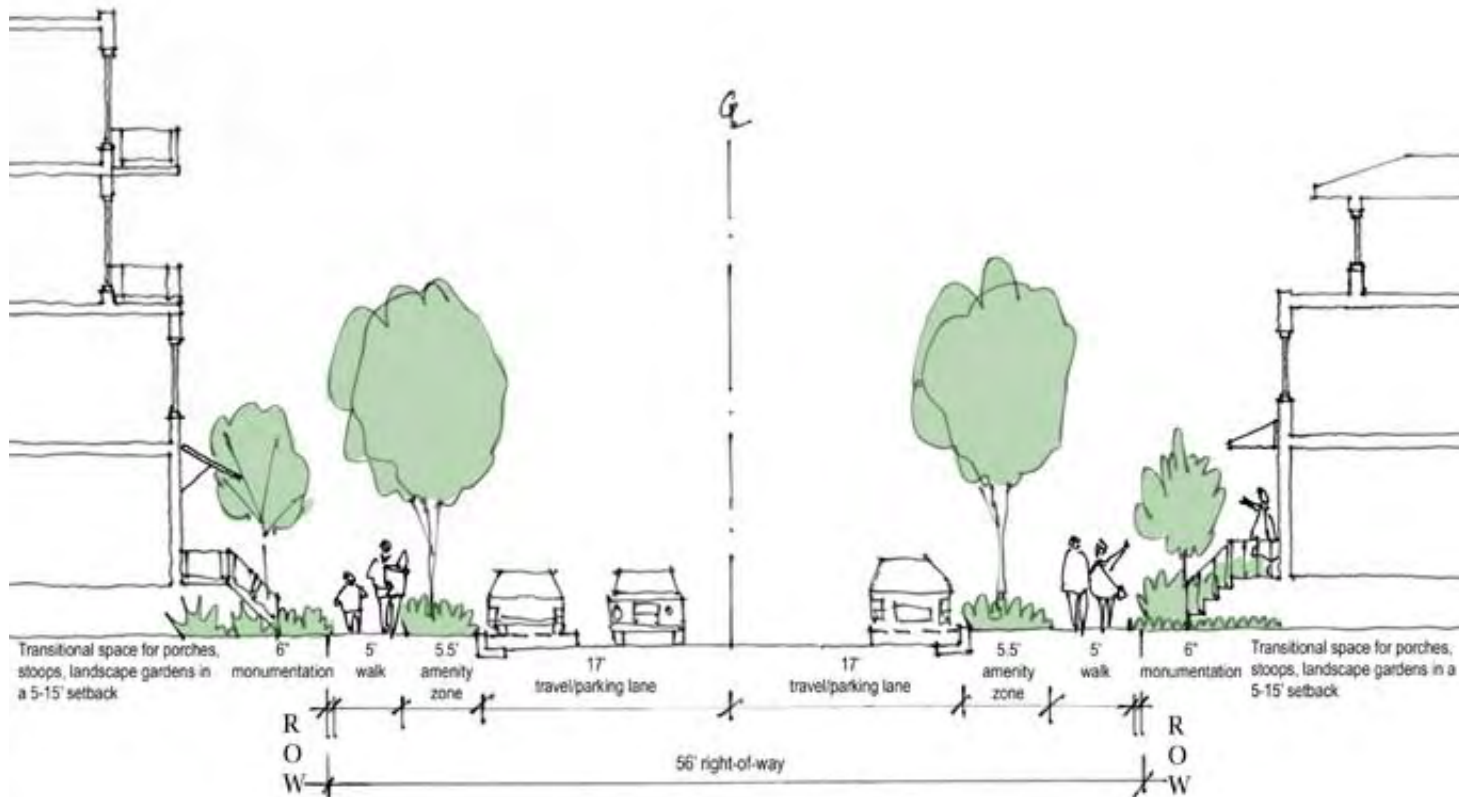
## 4.1143 Downtown Street Types Standards

### C. Urban Residential Street

**For the Urban Residential Street Type, all the following Street Type Standards shall be met:**

1. Applicants shall consult specific street engineering construction standards in the Public Works Standards and the Green Streets Standards in combination with these Street Type Standards and street standards included elsewhere in the Gresham Community Development Code.
2. There shall be a clear accessible walking route of 5 feet provided.
3. There shall be a 5.5-foot amenity zone provided with planted understory landscaping. This amenity zone may consist of street trees, street lighting, landscaping and/or seating.
4. At least 75% of the site's frontage shall be occupied by a building.
5. A minimum of 40% of the ground-floor level shall be transparent with visibility into and out of the building.
6. No parking shall be permitted on any corners facing public streets.

Figure: Urban Residential Cross-section





# 4.1143 Downtown Street Types Standards

APPLIES TO ALL DEVELOPMENT ON STREETS:



Fig. C.3 transitional stoops and planting

- 7. Transitional setback spaces shall allow porches, stoops, small front yards, landscaping and gardens.
- 8. The Gresham Standard 14-foot height Downtown Pedestrian Light is required as detailed in the Public Works Standards.

Figure: Urban Residential Plan View

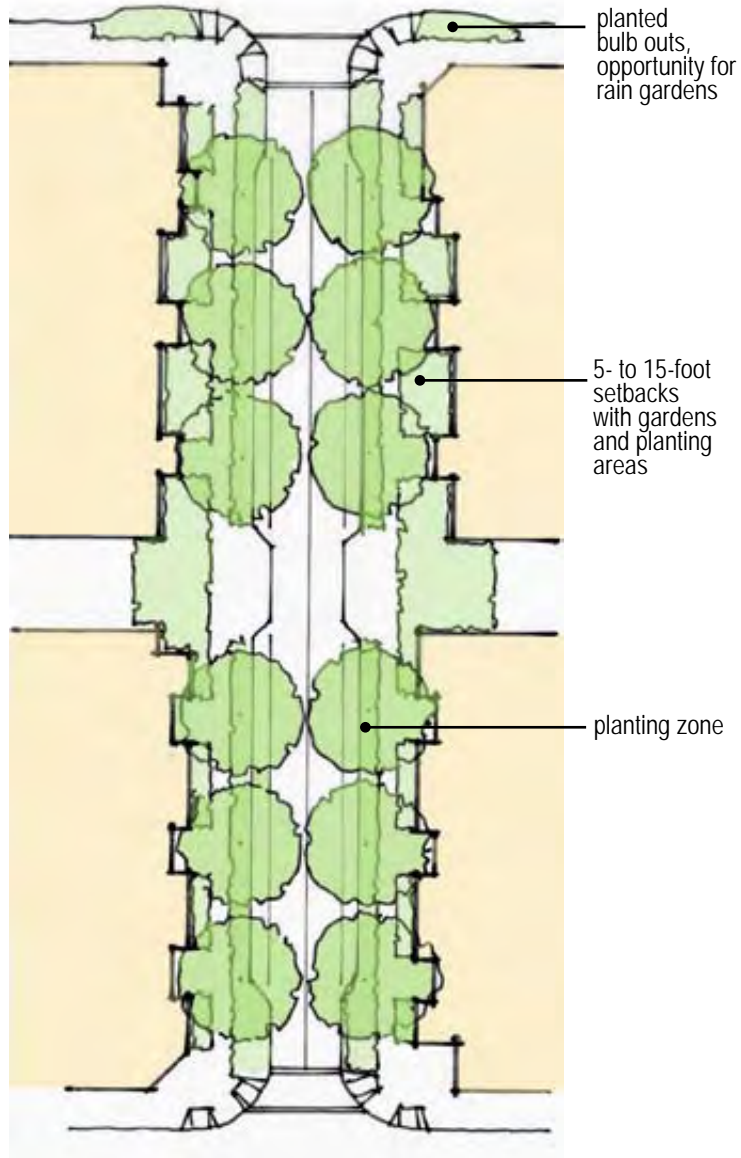
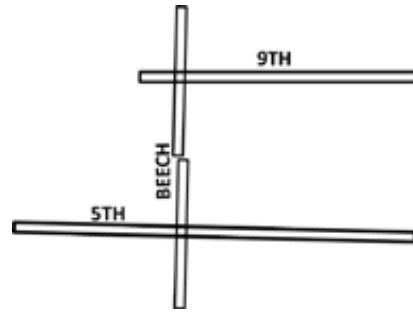


Fig. C residential setback

APPLIES TO ALL DEVELOPMENT ON STREETS:



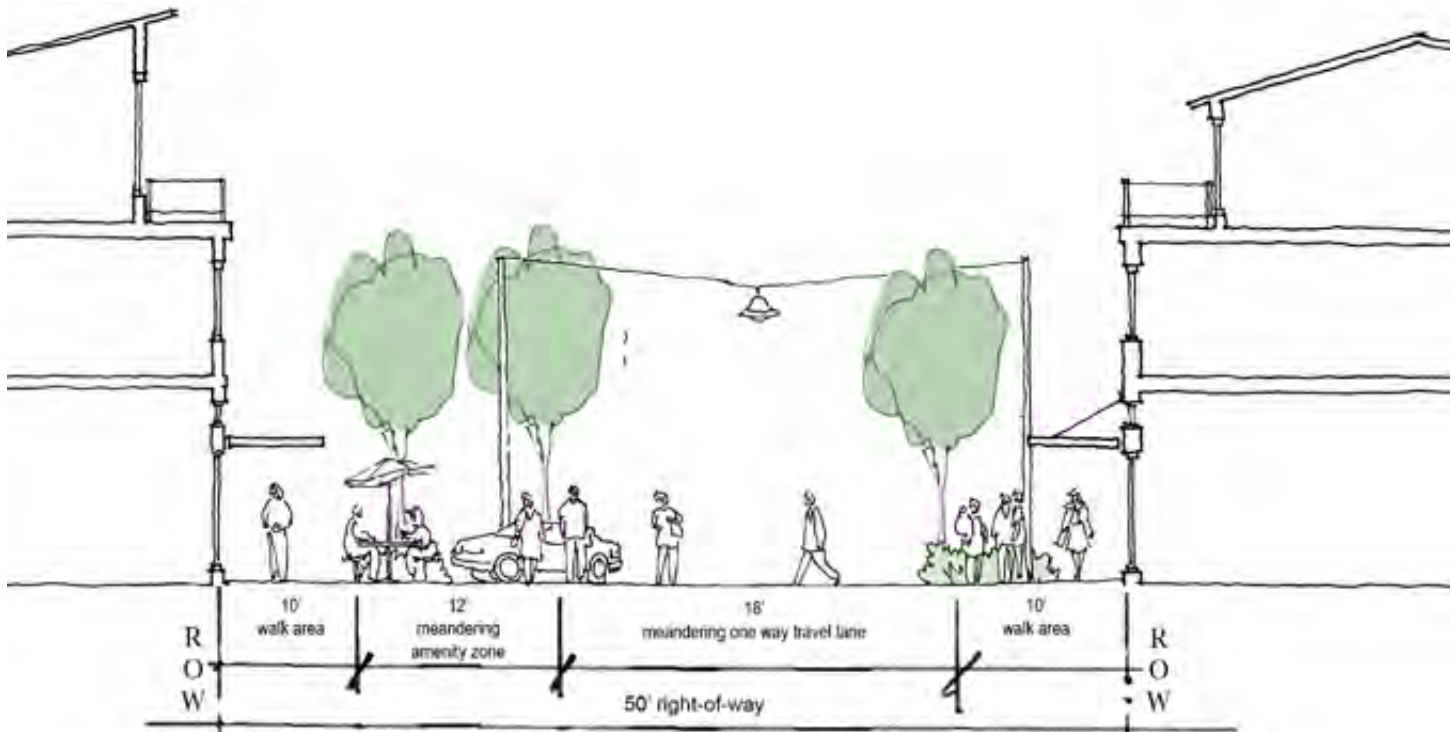
## 4.1143 Downtown Street Types Standards

### D. Green/Shared Street

**For the Green/Shared Street Type, all the following Street Type Standards shall be met:**

1. Applicants shall consult specific street engineering construction standards in the Public Works Standards and the Green Streets Standards in combination with these Street Type Standards and street standards included elsewhere in the Gresham Community Development Code.
2. There shall be a clear accessible walking route of 9 feet provided. The pedestrian walk width shall be 10 feet. Appurtenances can protrude 1 foot into the walk width.
3. There shall be a 12-foot meandering amenity zone provided. This amenity zone may consist of large, heavily planted street trees, street lighting, landscaping and/or seating.
4. A minimum of 30% of the ground-floor level shall be transparent with visibility into and out of the building.
6. At least 75% of the site's frontage shall be occupied by a building.
7. No parking shall be permitted on any corners facing public streets.
8. The Gresham Standard 14-foot height Downtown Pedestrian Light is required as detailed in the Public Works Standards. Special additional street lighting shall be approved by the City Department of Environmental Services.

Figure: Green/Shared Cross-section



# 4.1143 Downtown Street Types Standards

APPLIES TO ALL DEVELOPMENT ON STREETS:



Fig. D.3 large planted trees

- 9. Curbs shall be de-emphasized or eliminated.
- 10. Special paving materials shall be provided throughout the street as approved by the Department of Environmental Services.
- 11. Rain gardens, valley gutters or appropriate storm water treatment facilities shall be provided.
- 12. Access to single-family attached dwellings is prohibited directly from Green/Shared streets. Access from rear alleys or side streets is allowed.

Figure: Green/Shared Plan View

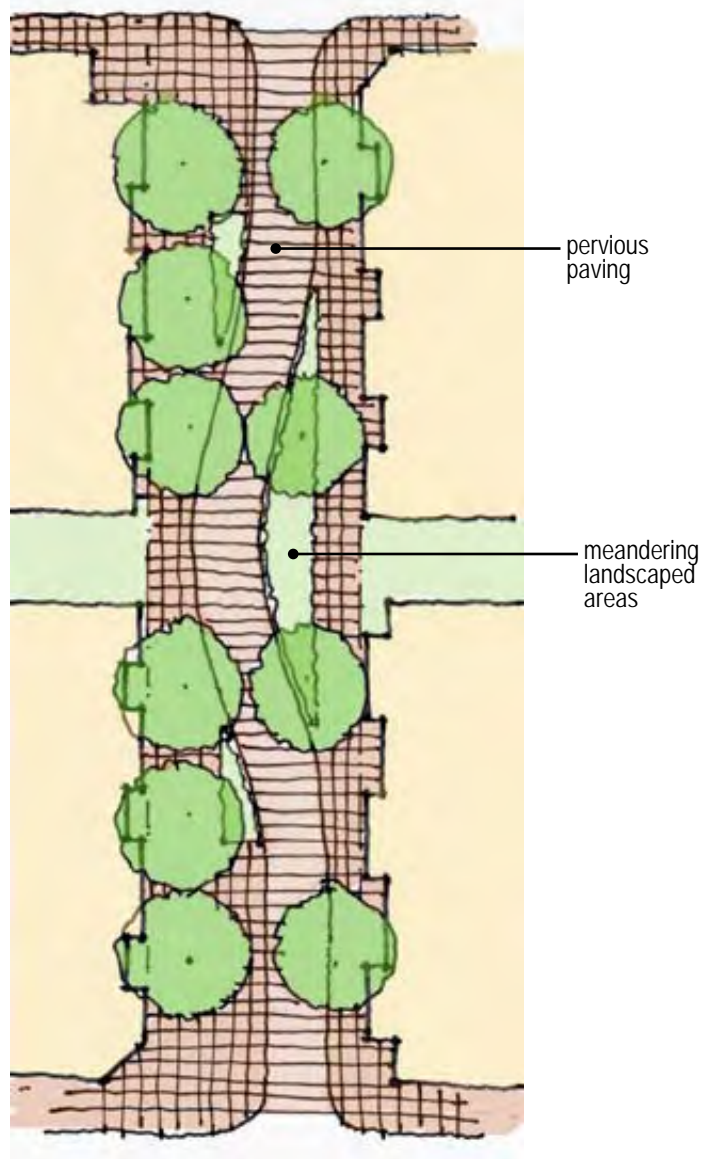


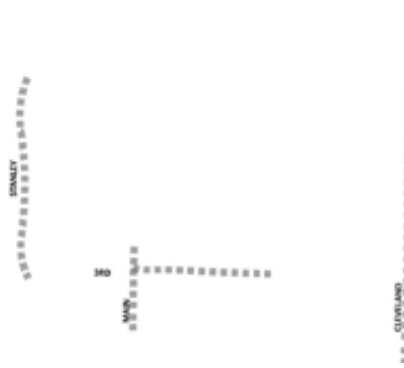
Fig. D.11 street runnels and special paving



Fig. D.9 curbless street



APPLIES TO ALL DEVELOPMENT ON STREETS:



## 4.1143 Downtown Street Types Standards

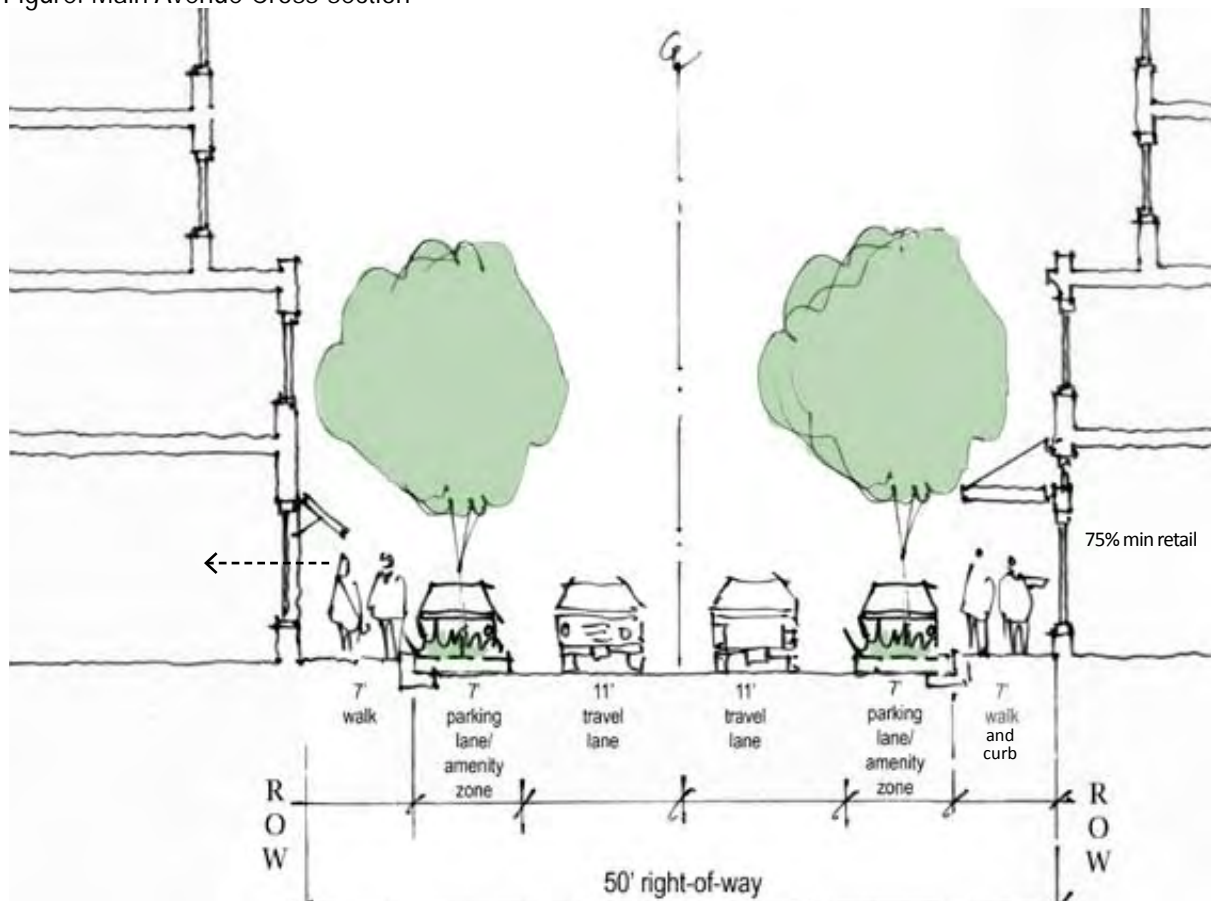
### E. Main Avenue

(Powell Boulevard north to 4th Street)

**For the Main Avenue Street Type, all the following Street Type Standards shall be met:**

1. Applicants shall consult specific street engineering construction standards in the Public Works Standards and the Green Streets Standards in combination with these Street Type Standards and street standards included elsewhere in the Gresham Community Development Code.
2. There shall be a clear minimum accessible walking route width of 4.5 feet. The pedestrian walk width shall be 6.5 feet. Appurtenances can protrude 1 foot into the walk width.
3. At least 90% of the site's frontage shall be occupied by a building.
4. A minimum of 75% of the ground-floor level shall be transparent with visibility into and out of the building and 75% of the ground floor level shall include street-level commercial.
5. No parking shall be permitted on any corners facing public streets. No parking access or loading access shall be provided directly from this street. No parking is allowed between the building and the street.

Figure: Main Avenue Cross-section



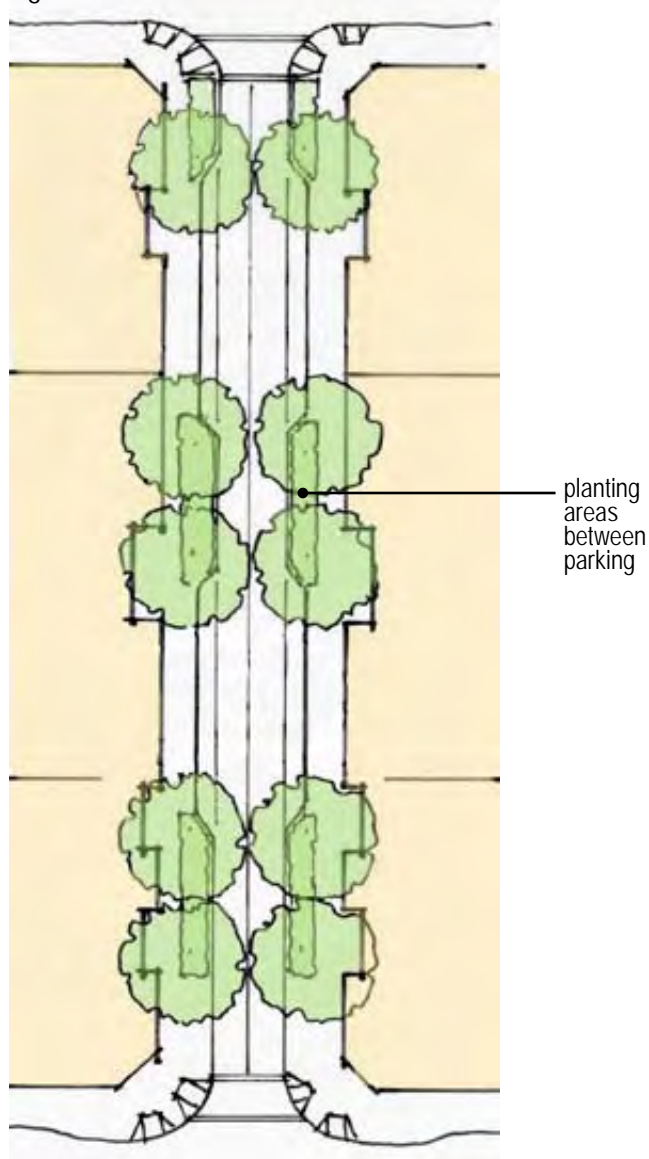
# 4.1143 Downtown Street Types Standards



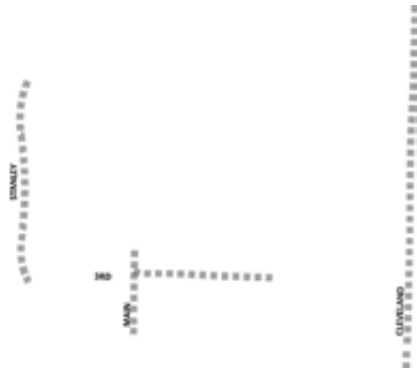
Fig. E. Main Ave

- 7. The Gresham Standard 14-foot height Downtown Pedestrian Light is required as detailed in the Public Works Standards.
- 8. Amenities, including street trees, will be located outside of the accessible route in the required bulb-out areas near the street intersections.
- 9. Overhead weather protection shall be provided that is at least 4 feet in depth, that is a minimum of 9 feet above grade and that corresponds to the first-floor height.

Figure: Main Avenue Plan View



APPLIES TO ALL DEVELOPMENT ON STREETS:



## 4.1143 Downtown Street Types Standards

### F. Stanley Avenue:

**For the Stanley Shopping Street Type, all the following Street Type Standards shall be met:**

1. Applicants shall consult specific street engineering construction standards in the Public Works Standards and the Green Streets Standards in combination with these Street Type Standards and street standards included elsewhere in the Gresham Community Development Code.
2. There shall be a clear accessible walking route of 9 feet provided. The pedestrian walk width shall be 10 feet. Appurtenances can protrude one foot into the walk width.
3. There shall be a 6-foot amenity zone provided. This amenity zone may consist of street trees, street lighting, landscaping and/or seating.
4. A minimum of 90% of the building shall be placed on the minimum required front setback line.
5. A minimum of 75% of the ground-floor level shall be transparent with visibility into and out of the building and 75% of the ground-floor level shall include street-level commercial.
6. No parking shall be permitted on any corners facing public streets. No parking access or loading access shall be provided directly from this street.

Figure: Stanley Cross-section

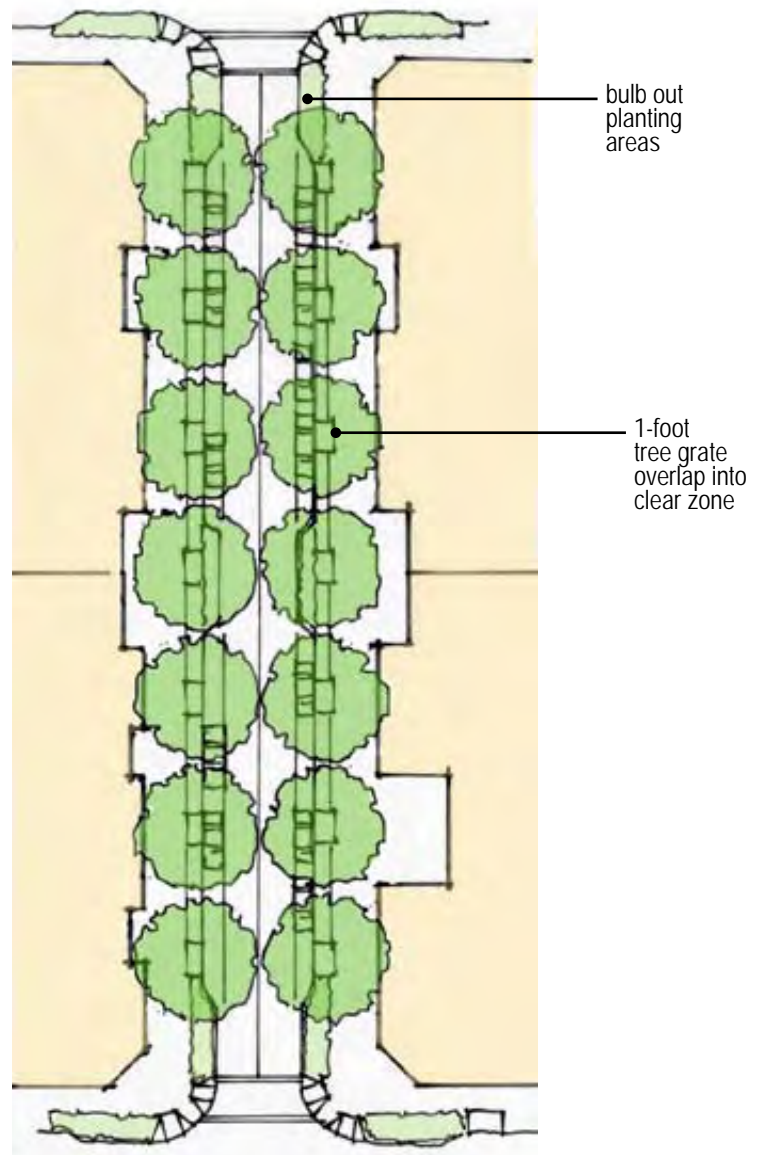




Fig. E.2 envisioned new Stanley Street in Town Fair District

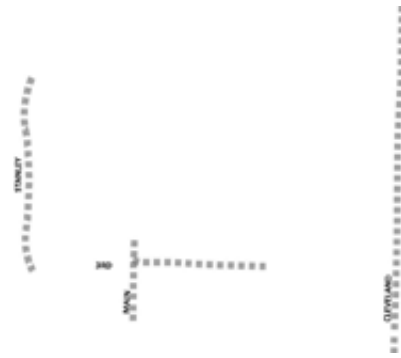
Figure: Stanley Plan View

7. The Gresham Standard 14-foot height Downtown Pedestrian Light is required as detailed in the Public Works Standards.
8. If on street parking is included, curbed bulb-outs at the street intersections are required.
9. Overhead weather protection shall be provided that is at least 4 feet in depth, that is a minimum of 9 feet above grade and that corresponds to the first-floor height.





APPLIES TO ALL DEVELOPMENT ON STREETS:



## 4.1143 Downtown Street Types Standards

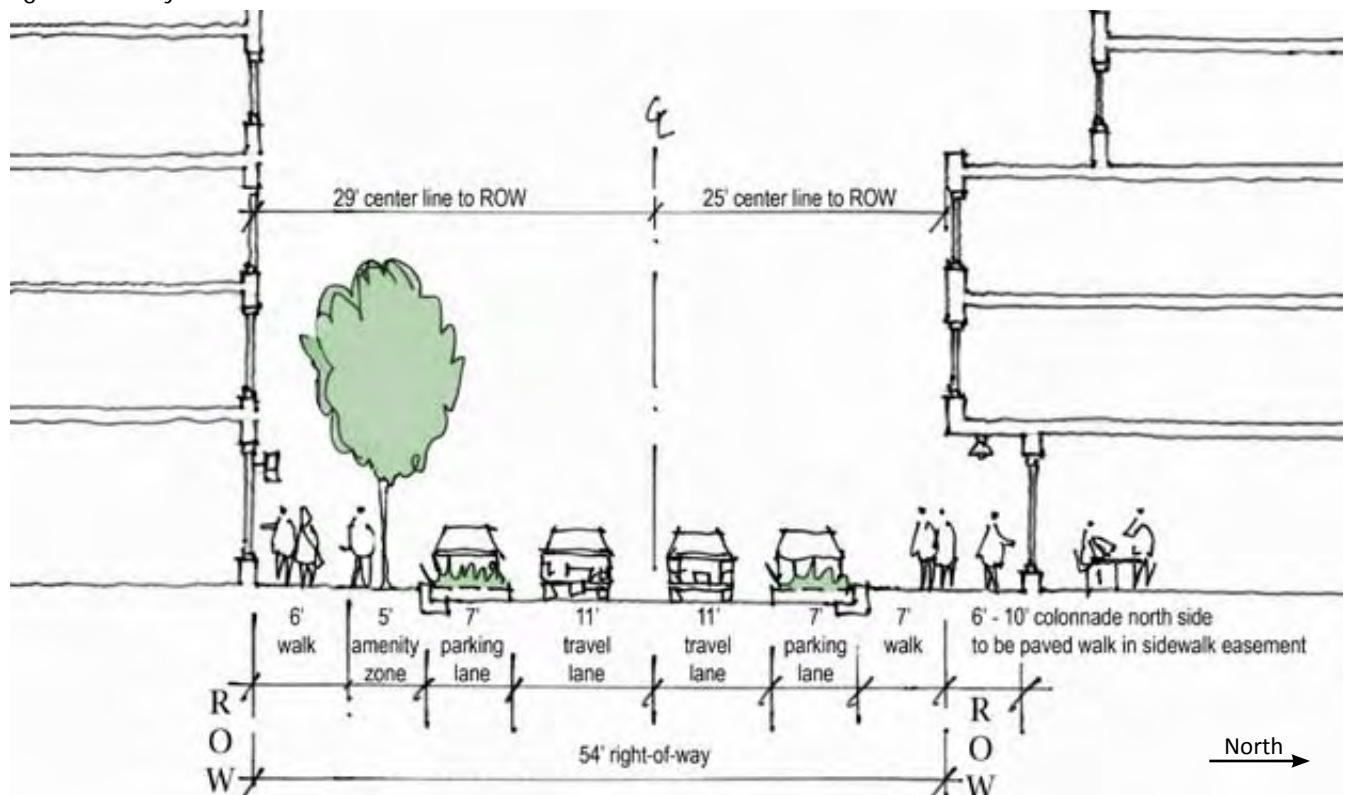
### G. Third Street

(Main to Kelly)

**For the Third Street Type, all the following Street Type Standards shall be met:**

1. Applicants shall consult specific street engineering construction standards in the Public Works Standards and the Green Streets Standards in combination with these Street Type Standards and street standards included elsewhere in the Gresham Community Development Code.
2. There shall be a minimum clear accessible walking route of 5 feet provided on the north and south sides of the street. The pedestrian walk width shall be 6 feet on the south side of the street and 7 feet on the north side. Appurtenances can protrude 1-foot into the walk width. The area under the colonnade shall also be paved and shall be 6 feet to 10 feet wide.
3. There shall be a 4-foot amenity zone provided on the south side of the street. This amenity zone may consist of street trees, street lighting, landscaping and/or seating.
4. A colonnade is required on the north side of the street. The colonnade shall be a minimum depth of 6 feet with a maximum depth of 10 feet. The colonnade height shall be 16 feet. Decorative pedestrian-scale lighting is required under the overhang of the colonnade.
5. At least 90% of the site's frontage shall be occupied by a building.
6. A minimum of 75% of the ground-floor level shall be transparent with visibility into and out of the building and 75% of the ground-floor level shall include street level commercial.

Figure: Stanley Cross-section





# 4.1143 Downtown Street Types Standards

APPLIES TO ALL DEVELOPMENT ON STREETS:

- 7. No parking shall be permitted on any corners facing public streets. No parking access or loading access shall be provided directly from this street.
- 8. The commercial ground-floor height shall be a minimum height of 12 feet to a maximum height of 20 feet on the south side of the street. The north side commercial ground-floor height shall be a minimum height of 16 feet with a maximum of 20 feet.
- 9. The Gresham Standard 14-foot height Downtown Pedestrian Light is required as detailed in the Public Works Standards.
- 10. If on street parking is included, curbed bulb-outs at the street intersections are required.
- 11. Overhead weather protection shall be provided that is at least 4 feet in depth, that is a minimum of 9 feet above grade and that corresponds to the first-floor height.



Fig. E.3 (3) continuous overhead weather protection



Fig. E.3 (2) Cor-ten steel portico adds to the three-dimensional quality of this commercial building

Figure: Stanley Plan View

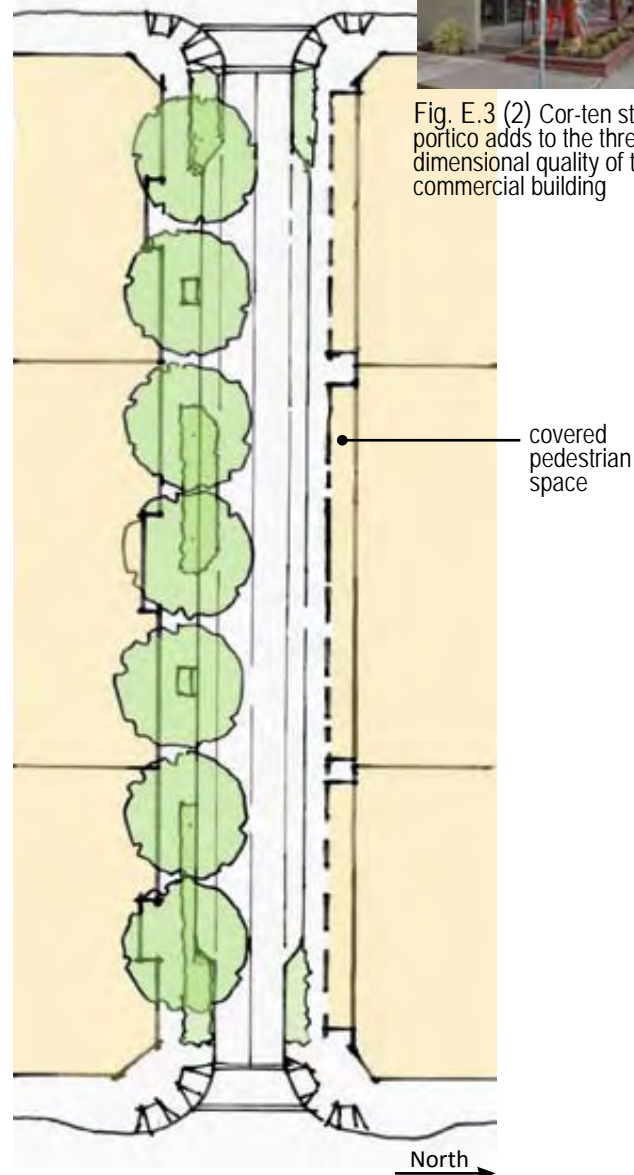
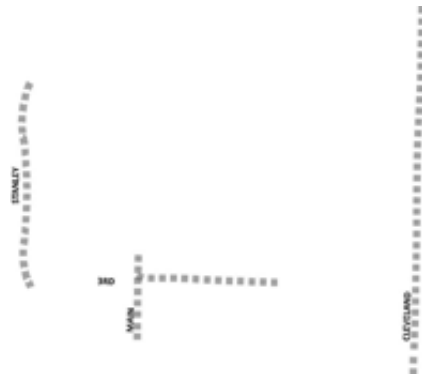


Fig. E.3 (1) colonnade lined with shops

APPLIES TO ALL DEVELOPMENT ON STREETS:



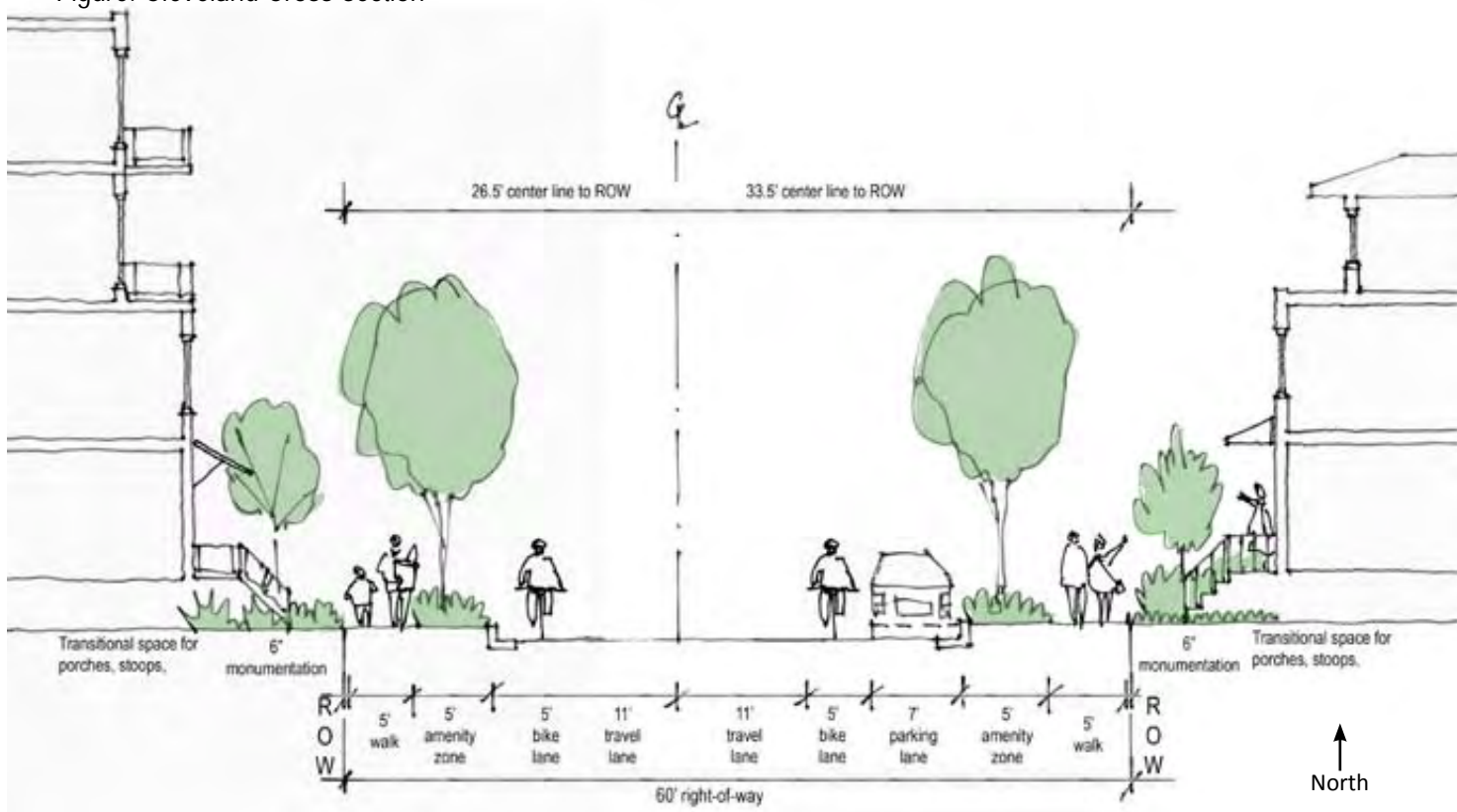
## 4.1143 Downtown Street Types Standards

### H. Cleveland Avenue:

**For the Cleveland St. Street Type, all the following Street Type Standards shall be met:**

1. Applicants shall consult specific street engineering construction standards in the Public Works Standards and the Green Streets Standards in combination with these Street Type Standards and street standards included elsewhere in the Gresham Community Development Code.
2. There shall be a minimum clear accessible walking route of 5 feet provided.
3. There shall be a 5-foot amenity zone provided. This amenity zone may consist of street trees, street lighting, landscaping and/or seating.
4. A 5-foot bike lane shall be provided on both sides of the street.
5. The cross-section does not apply to the section of Cleveland Avenue from Powell north to 2nd Street and the MAX tracks north to Burnside. In these areas, a 12-foot left-turn lane will be required with an additional right-of-way dedication on each side of 2.5 feet. There will be no parking lane in these areas.
6. At least 75% of the site's frontage shall be occupied by a building.
7. A minimum of 40% of the ground-floor level shall be transparent with visibility into and out of the building.
8. Transitional setback spaces shall allow porches, stoops, small front yards, landscaping and gardens.

Figure: Cleveland Cross-section



## 4.1143 Downtown Street Types Standards

9. The Gresham Standard 14-foot height Downtown Pedestrian Light is required as detailed in the Public Works Standards.
10. If on street parking is included, curbed bulb-outs at the street intersections are required. Rain gardens are required in bulb-outs.
11. This Street Type without a center turn lane applies from 2nd Street north to the MAX transit line. A center turn lane of 12 feet will be required from Powell Boulevard north to 2nd Street and from the MAX Transit line north to Burnside. Where the turn lane is required, an additional right-of-way dedication of 2.5 feet is required and there will be no parking lane.



Fig. E.4.h residential transitional spaces

Figure: Cleveland Plan View

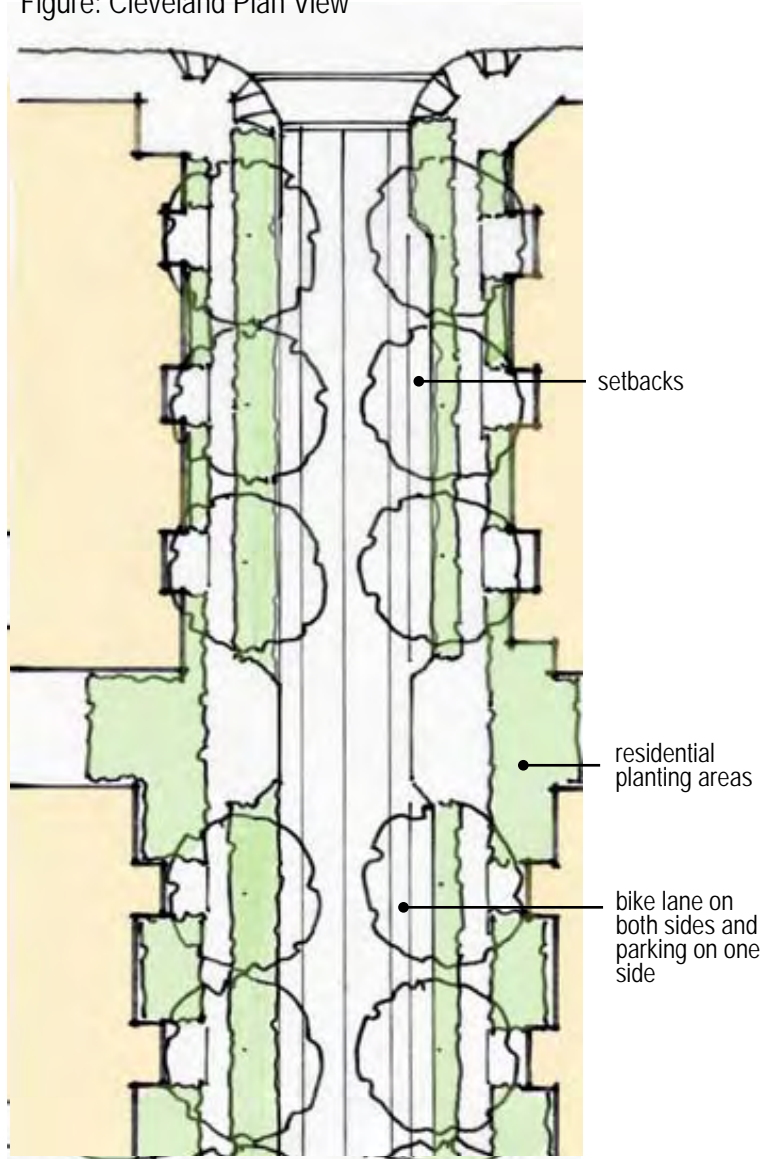


Fig. E.4.j rain gardens in planting area



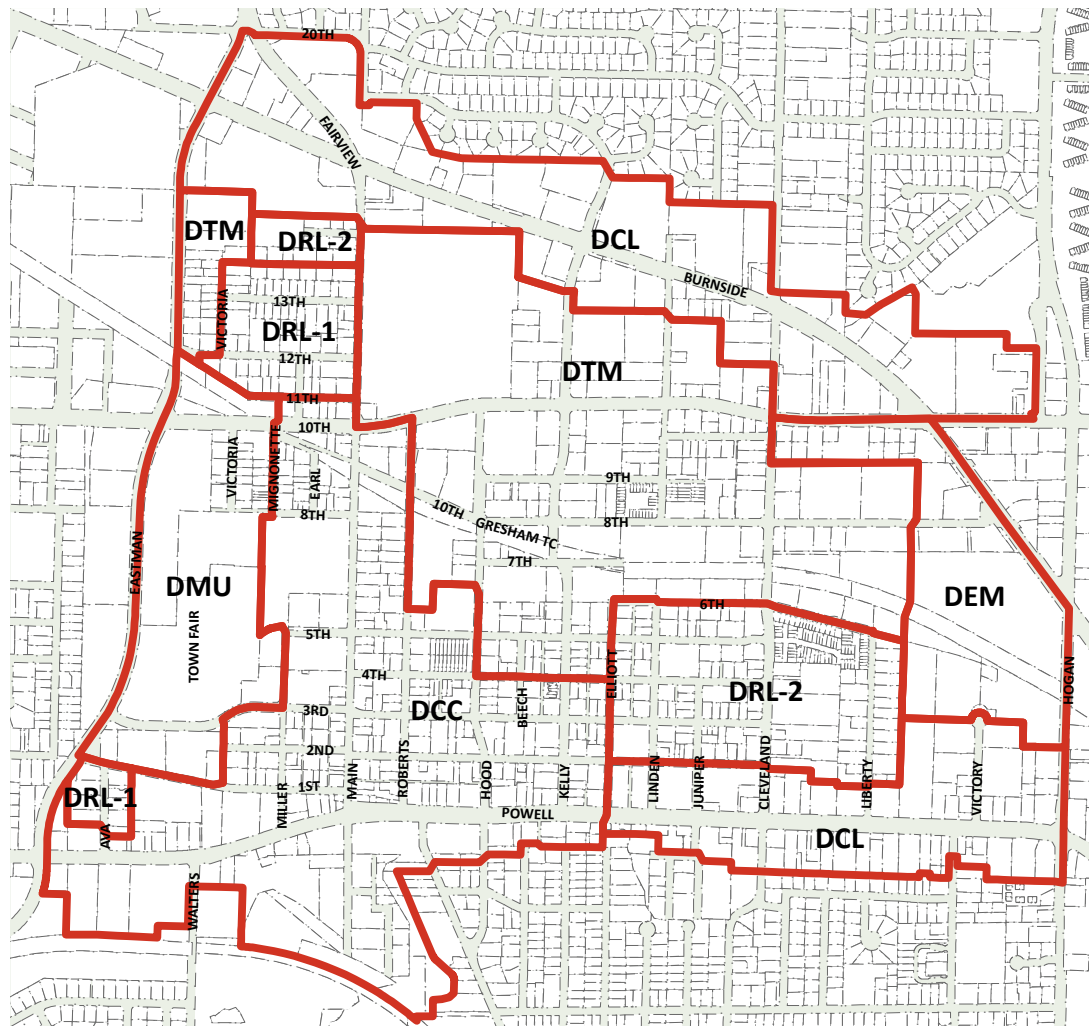
# Design Guidelines and Standards: All Downtown Sub-Districts

## 4.1151. Design Guidelines and Standards: All Downtown Sub-Districts Purpose

Each project is subject to either the Downtown-Wide Design Standards or Guidelines, depending on the project’s review track. The Downtown-Wide Guidelines and Standards set the criteria and provide measurable or descriptive ways depending on the review process chosen for evaluating how well the project meets the design principles established for Downtown.

The Guidelines and Standards are organized under two principal categories, site design and building design. Each general category includes basic topics, such as Integrated Site Planning or Building Massing. Each of these includes the design principles applicable to the specific topic, and a list of guidelines (descriptive methods and techniques to meet the intent of the design principles) and standards (clear and objective, measurable requirements to carry out the design principles).

This section does not apply to single-family detached or duplex dwellings, unless specified in 4.1130. Guidelines and standards under the “All Development” heading or without a heading apply to all developments except single-family detached, duplex, and single-family attached dwellings. Those under the “Non-Residential” heading apply to all development that are not residential, such as commercial, mixed-use, live-work, and employment uses. Those under the “Residential” heading apply only to attached dwellings on a single lot, unless otherwise specified.



# A. Site Design

## 1. Integrated Site Planning

- a. **Intent:** To ensure that the placement of buildings, parking, service access, plazas and courtyards recognize the important relationship between public and private space in creating a walkable and pedestrian-friendly environment.
- b. **Applicable Downtown Design Principles:**
  - A. Provide a Vibrant Mix of Uses.
  - C. Create a Vibrant Public Realm.
  - D. Create strong connections between Plan Districts and Sub-Districts.
  - F. Context Sensitivity.
  - G. Preserve and Enhance Historic Character.

### c. Guidelines

#### All Development

1. Buildings shall be located with the principal façade oriented to the sidewalk.
2. Site parking and loading services shall be located so as to allow desired uses and activities to face the street and to support pedestrian-oriented streets.
3. The majority of parking shall be located to the rear or in structures to support pedestrian-oriented streets.
4. The pedestrian shall have principal access into the building from the sidewalk. Clear pedestrian connections shall be established on-site that are well-marked and gracious; for example, direct pedestrian connections from surface or structure parking to buildings, streets, and public spaces.
5. Service items such as loading docks, mechanical equipment, and garbage dumpsters shall be buffered from pedestrian areas. Enclosing and integrating these items into the building is strongly encouraged.



Fig. A.1.1 & 4 principal facade set on the back of the sidewalk



Fig. A.1.c.2 & 4 site plan with access to parking behind buildings fronting the street and connections through the site to surrounding streets



Fig. A.1.c.4 & 5 principal building entrance from sidewalk with a gracious entry court



*Credit: Nancy Smith*

Fig. A.1.c.6.a. Consider how the arrangement of buildings, access, parking, open spaces and landscaping on a site can take advantage of special views

## 1. Integrated Site Planning, cont'd

6. View Opportunities. Views of nearby natural features such as Mount Hood to the east and surrounding bluffs and buttes, contribute to Gresham's identity. New buildings will inevitably limit views from other buildings and surrounding sites. The purpose of this Guideline is to provide site planning methods and techniques to ensure that reasonable care has been taken to avoid obstructing valued views, where applicable.
  - a. Orient buildings, landscaping and other site features in ways that help maintain existing views along public rights-of-way and within the Downtown Plan District area.
  - b. Take advantage of opportunities to enhance open spaces on a site, such as plazas and terraces oriented to maximize views of significant features. Site design shall take into account the relationship between the development and natural features and points of interest. Place buildings in ways that incorporate visual connections to adjacent public spaces, and physical and natural landmarks.

## A. Site Design

### 1. Integrated Site Planning, cont'd

#### Residential & Single-family Attached

7. A shallow setback and minor grade separation between the first floor and the street level where residential uses occupy the first floor should be considered to create layers (such as gardens, stoops, and porch railings) that mark the transition between public and private spaces.

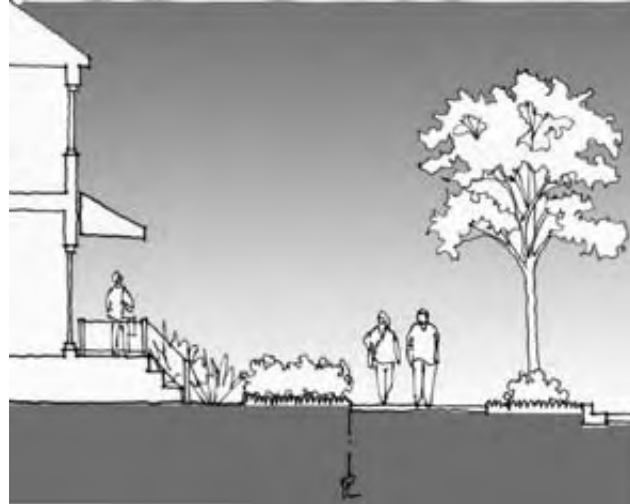


Fig. A.1.c.7 layers of landscaping, stoops, and railing creating an appropriate transition from residence to the street



## 1. Integrated Site Planning, cont'd

### d. Standards

#### All Development

1. In each development at least 75% of the minimum front setback shall be lined with a building face, unless otherwise specified in the Street Type. Refer to setback and frontage standards in Section 4.1130 Downtown Plan Sub-District Standards and Section 4.1140 Street Types for additional building frontage requirements on specific streets.
2. Parking and loading services shall be located to the side, interior or rear of the site or within or to the rear of the building. Parking located to the side of the building shall be limited to 25% of the frontage, except in DCL where parking can occupy 50% of the frontage.
3. Pedestrians shall be separated from nuisances such as noise and odors. Loading docks, mechanical equipment, garbage dumpsters and other such items shall be enclosed and located away from pedestrian areas and kept to service areas or alleys.

#### Non-Residential

4. In commercial development, building faces shall directly abut the sidewalk, with no intervening landscaping.
- #### All Development Except Single-family Attached
5. Principal entrances to buildings shall be directly from the public, street side adjacent sidewalk.

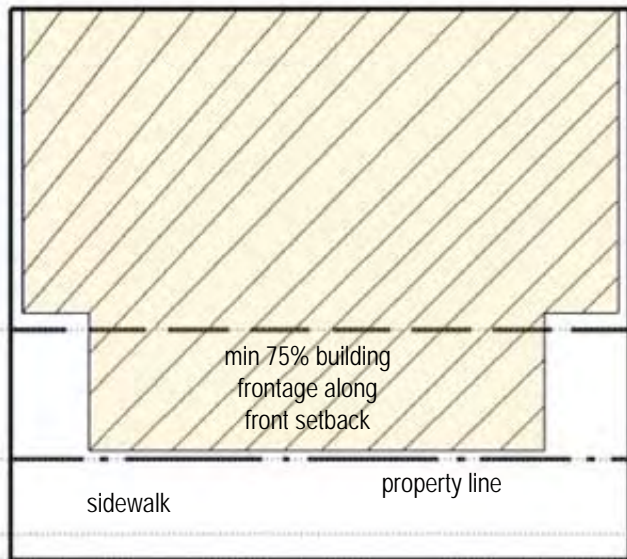


Fig. A.1.d.1 Commercial building placement along primary street

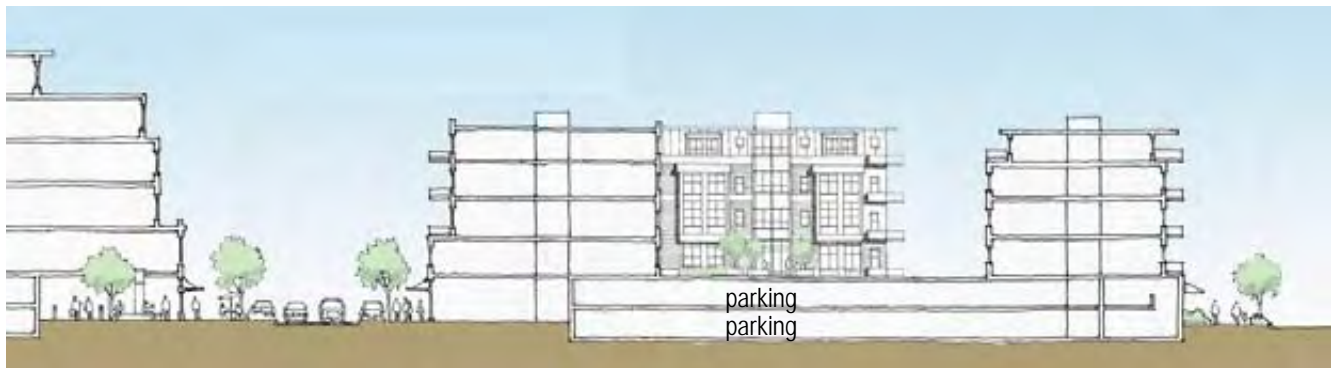


Fig. A.1.d.2. Structured parking within the building is the preferred location for parking on a site



## A. Site Design

### 1. Integrated Site Planning, cont'd

#### All Developments

6. View Opportunities. Views of nearby natural features such as Mount Hood to the east and surrounding bluffs and buttes, contribute to Gresham's identity. As the Downtown redevelops, there may be valued views to significant buildings. New buildings will inevitably limit views from other buildings and surrounding sites. The purpose of the following Standards is to provide site planning methods and techniques to ensure that reasonable care has been taken to avoid obstructing valued views of significant natural or man-made views.
  - a. A view corridor study shall be provided at the Manager's discretion in instances where significant views are present.
  - b. Developments shall be designed to preserve significant views of existing natural or man-made features or enhance new views to significant Downtown features. Developments shall not obstruct all views to significant natural features. This site design requirement to address view corridors includes the following:
    - i. Building placement on site;
    - ii. Site landscaping height and placement on site; and
    - iii. Open space placement on site.
  - c. If potential views to noteworthy natural features and points of interest exist (either nearby or in the distance) from the development site, entrances and publicly accessible open spaces shall be located and oriented to take advantage of this view.

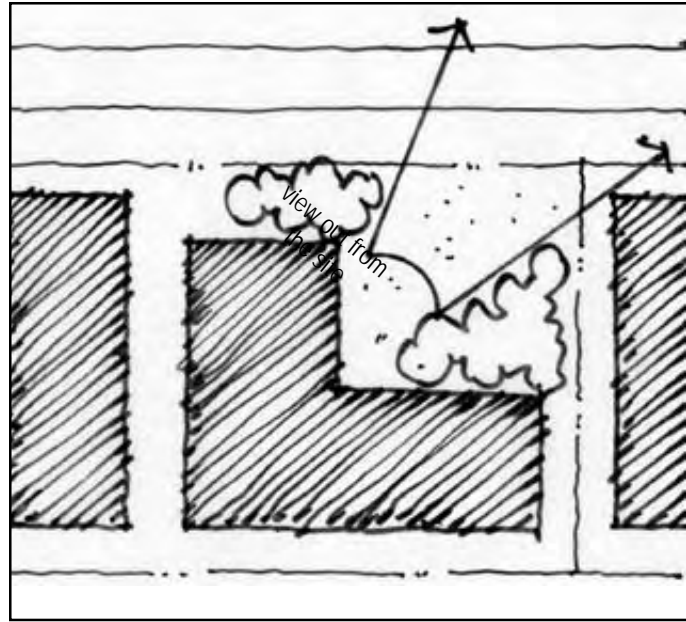


Fig. A.1.d.6.b. arrange buildings, landscaping and open space on the site to enhance views

## 1. Integrated Site Planning, cont'd

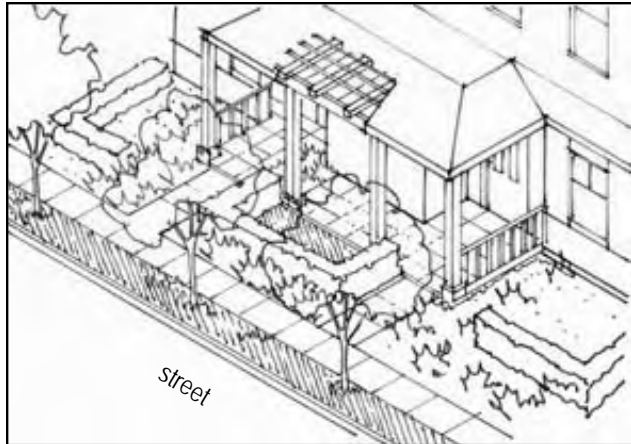


Fig. A.1.d.7. Residential development with a shallow setback from the street for multiple entries and small gardens

### Residential

7. Building faces may be located up to 15 feet behind the property line to allow for gardens, stoops or steps, where allowed. Fully 75% of the required front setback shall be lined with a building face (excluding single-family detached development, duplex development, and single-family attached development).

### Residential & Single-Family Attached

8. All provisions of 7.0200 Site Design Review Standards and Criteria shall apply, except:
  - 7.0201 (E) (1) and (2); and
  - 7.0201 (G)(6); and
  - 7.0201 (H)(7)
  - 7.0201 (J); and
  - 7.0201 (L)(4); and
  - 7.0201 (K); and
  - 7.0202 (B); and
  - 7.0210(B); and
  - all of 7.0211
9. Deviations from the Downtown Plan District standards or applicable standards of Section 7.0200 may be allowed through the discretionary process as described in 4.1101(A)(1)(a).

## A. Site Design

### 2. Publicly Accessible Open Spaces

a. **Intent:** To provide an enhanced pedestrian experience by creating a network of privately provided and maintained public spaces, courtyards, and other gathering spaces.

b. **Applicable Downtown Design Principles:**

- A. Provide a Vibrant Mix of Uses.
- C. Create a Vibrant Public Realm.
- D. Create strong connections between Plan Districts and Sub-Districts.
- E. Incorporate Sustainability.
- F. Context Sensitivity.

c. **Guidelines**

**All Developments**

1. For development on sites larger than 40,000 square feet, provide publicly accessible open space that include a variety of public spaces, both hardscaped and landscaped, such as on-site plazas, interior courtyards, patios, terraces and gardens.
2. Public spaces shall incorporate features that advance sustainable principles, such a use of gray water, solar collection for powering pumps or lighting, rain gardens, pervious paving, containers for recycling, and benches made from recycled materials.
3. Public spaces intended for public use shall be located at/or near street grade to promote physical and visual connection to the street.
4. Public spaces shall include focal points which could consist of art sculpture, water, pavilions, seating areas, specimen plants, unique paving, or unusual lighting.

**Non-Residential**

5. Public spaces can be located between a building and the sidewalk, so long as active ground floor uses are accessible to and from the space and provided the desired street wall and/or retail continuity is not adversely impacted by the presence of this space. Locate plazas intended for public use at/or near street grade to promote physical and visual connection to the street.
6. Public spaces shall be flanked by uses that activate the space and complement street activity with elements such as shops, outdoor cafes and vendors within the space.



Fig. A.2.c.1 & 5 public on-site plaza incorporating a variety of hardscaped and landscaped treatments to create an engaging space



Fig. A.2.c.6 public space lined by outdoor cafe



Fig. A.2.d.4 water feature



## 2. Publicly Accessible Open Spaces, cont'd

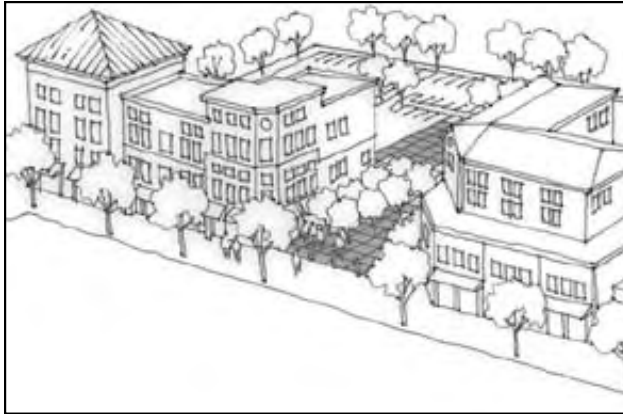


Fig. A.2.d.1 public plaza directly facing principal street

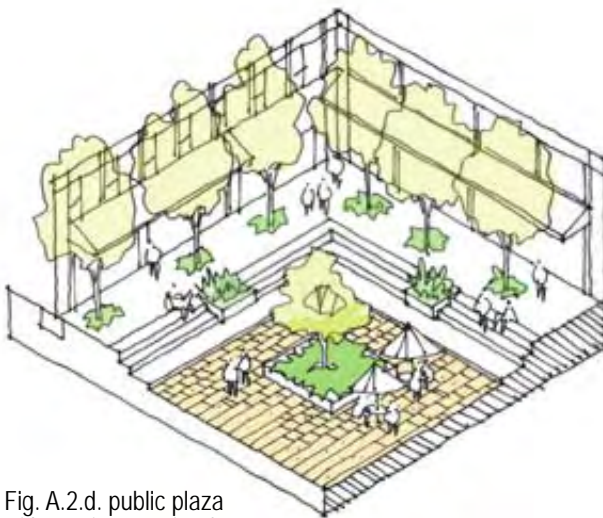
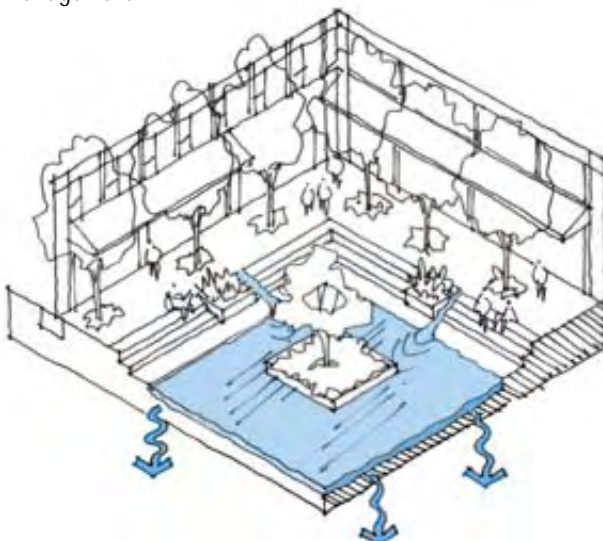


Fig. A.2.d. public plaza with pervious paving for improved stormwater management



### d. Standards

#### All Developments

1. For sites larger than 20,000 square feet that are providing public open space, at least 3% of a development site greater than 20,000 square feet shall be allocated and designed as publicly accessible open space, such as a plaza. Public spaces shall be placed at high pedestrian activity areas, with western or southern exposure.
2. Public spaces shall incorporate the following:
  - a. At least 30% of the area shall be planted with trees, shrubs, groundcover and perennial landscape plantings.
  - b. At least 30% of the area shall be hardscaped with decorative paving
  - c. There shall be at least one bench or seating unit for each 200 square feet of area, (seating may be group into benches or ledges)
  - d. Pedestrian-scaled lighting fixtures
  - e. One element with sustainability attributes (rain garden, solar powered lights or equipment, pervious paving, container for recycling, or benches made from recycled materials.)
  - f. Artistic design elements such as decorative paving patterns, ornamental art features, creative lighting elements, etc.
3. Public spaces shall be accessible at grade adjacent to the sidewalk to promote physical and visual connection to the street. Portions of public spaces such as plazas may be above or below grade to accommodate a variety of outdoor gathering spaces.

#### Non-Residential

4. Street facing public spaces shall not exceed 20% of the total building footprint or 2000 square feet, whichever is less. Such space shall have a minimum width of 30 feet and a minimum depth of 20 feet, unless otherwise approved by the Manager due to site constraints.
5. Public spaces located between a building and a sidewalk shall be abutted on at least two sides by retail shops, restaurants, primary residential or office entrances or services with their windows and doors fronting on the space.

## A. Site Design

### 3. Walkways and Pedestrian Circulation

a. **Intent:** To improve the pedestrian environment by making it easier, safer, and more comfortable to walk among residences, businesses, open space areas, the street sidewalk, transit stops, through parking areas, adjacent properties, and connections throughout Downtown.

**b. Applicable Downtown Design Principles:**

- A. Provide a Vibrant Mix of Uses.
- C. Create a Vibrant Public Realm.
- D. Create strong connections between Plan Districts and Sub-Districts.
- E. Incorporate Sustainability.
- I. Increase Transportation Accessibility.

**c. Guidelines**

**All Development**

1. Walkways shall be provided through larger development projects to promote walking through the site and in particular through parking lots so that pedestrians may walk without winding through parked cars.
2. Walkways shall incorporate sustainability features such as pervious paving or french drains to direct run-off. Private developments are encouraged to use a variety of stormwater infiltration and conveyance systems, such as french drains and valley drains, provided maintenance is ensured.
3. Walkways shall connect various destinations and be denoted with architectural features so that pedestrian routes are safe, clear, and distinct from vehicular areas. Integration with pedestrian connections in surrounding areas is especially encouraged.
4. Walkways shall accommodate at least two people side by side. Amenities that enhance the pedestrian experience such as planters, benches or other seating opportunities, lighting such as bollards and pedestrian-scale lighting and overhead weather protection are encouraged, and can be used as unifying design elements for the site.

**Non-Residential**

5. Provide signage scaled to the pedestrian that identifies uses, shops and attractions nearby.



Fig. A.3.c.1 pedestrian walkway through development site provides generous width, landscaping, special lighting, and active facades to create a safe, stimulating and appealing pedestrian environment.

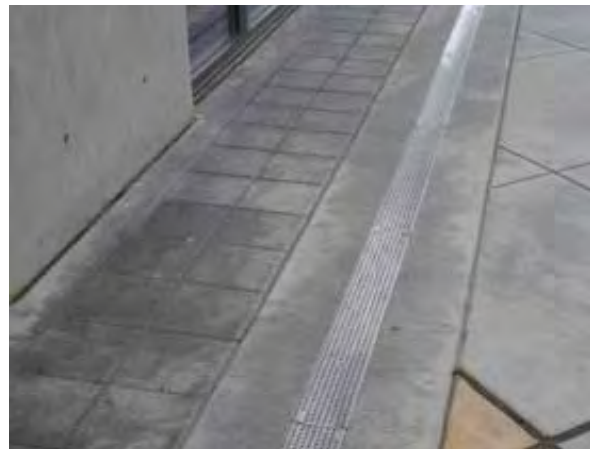


Fig. A.3.c.2 detail of stormwater valley drain





Fig. A.3.c.3 walkway connecting to a major transit stop



Fig. A.3.c.4 gracious and landscaped walkway



Fig. A.3.c.5 way-finding signage integrated into the design of a site

### 3. Walkways and Pedestrian Circulation, cont'd

#### All Development

6. Where a building is close to a transit stop and adequate shelter does not exist, consider including a covered and lighted entrance where people can wait for transit out of the weather. If the development includes a retail use, locate the storefront and weather protection close to the transit stop.

#### Residential & Single-Family Attached

7. Under Section 7.0201 the following Site Design Criteria and Standards apply. A departure from a referenced Code Section requires demonstration of meeting the intent statement and approval by the Design Commission or Manager.
  - a. 7.0201(I)(1) Pedestrian Circulation (a),(b),(c), and (d), modification as follows: "The on-site pedestrian circulation system shall be continuous and connect the following: streets abutting the site; ground level units entrances and common parking areas; shared open space and children playground areas; abutting transit facility; and any pedestrian amenities such as plazas, resting areas and viewpoints."
  - b. 7.0201 (I)(2) "The on-site shared pedestrian circulation system for all developments, including single-family attached dwellings, shall be designed to meet the accessibility standards of Chapter 11 of the International Building Code (IBC)."

## A. Site Design

### 3. Walkways and Pedestrian Circulation, cont'd

#### d. Standards

1. Walkways shall connect public sidewalks with building entrances not fronting on public streets.
2. Walkways shall connect building entries to other entries within the development.
3. Walkways shall incorporate at least one of the following elements:
  - a. pervious paving for at least 50% of surface area, including sand set decorative paving; stone; porous concrete; or interlocking concrete paver system with gaps to allow water infiltration.
  - b. valley drains to direct water run-off to planted areas
  - c. high-quality, durable seating every 50 feet.
4. Walkways shall be distinctively paved and marked so that the public has a clear sense of where they can travel on foot. Walkways shall be located to provide an obvious connection to transit stops. Acceptable pavement treatments include:
  - a. scored or sawcut concrete in a grid pattern
  - b. decorative troweling patterns
  - c. colored surfaces such as Lithocrete
  - d. concrete with inset art objects
5. Walkways having a width of at least 5 feet shall be provided in all parking lots with more than 60 stalls or development sites greater than 40,000 square feet. Walkways shall be located to provide convenient access for the greatest amount of users.
6. Pedestrian circulation plans shall incorporate all of the following techniques to increase the personal safety of pedestrians:
  - a. Provide adequate lighting; and
  - b. Eliminate sharp “blind” corners; and
  - c. Eliminate tunnels and passages where pedestrians cannot see activity on the far side

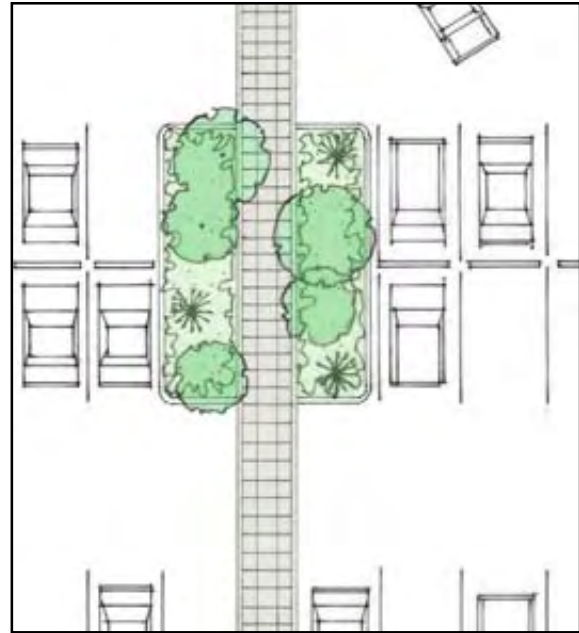


Fig. A.3.d.5 minimum 5ft walkway with scoring



Fig. A.3.d.3 porous walkway



Fig. A.3.d.2 walkway through residential development with benches

## A. Site Design

### 3. Walkways and Pedestrian Circulation, cont'd

7. If a transit stop is adjacent to the development site, pedestrian connections to the stop shall be provided in an efficient manner.

#### Residential & Single-Family Attached

8. Under Section 7.0201 the following Site Design Criteria and Standards apply.
  - a. 7.0201(I)(1) Pedestrian Circulation (a),(b),(c), and (d), modification as follows: "The on-site pedestrian circulation system shall be continuous and connect the following: streets abutting the site; ground level units entrances and common parking areas; shared open space and children playground areas; abutting transit facility; and any pedestrian amenities such as plazas, resting areas and viewpoints."
  - b. 7.0201 (I)(2) "The on-site shared pedestrian circulation system for all developments, including single-family attached dwellings, shall be designed to meet the accessibility standards of Chapter 11 of the International Building Code (IBC)."



Fig. A.3.d.7 covered walkway connecting to the street and transit stop

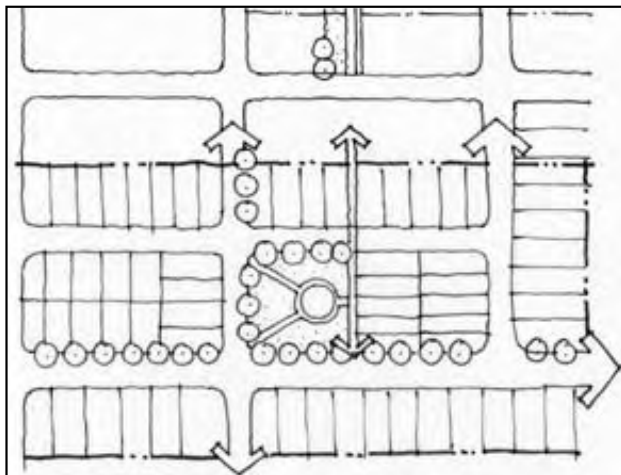


Fig. A.3.d.1 pedestrian network



## A. Site Design

### 4. Parking Lot/ Parking Garage Screening

**a. Intent:** To reduce the visual impact of surface lots and parking structures

**b. Applicable Downtown Design Principles:**

- B. Promote Excellence in Design.
- C. Create a Vibrant Public Realm.
- E. Incorporate Sustainability.
- F. Context Sensitivity.
- H. Create Appropriate Transitions in Height, Bulk and Scale

**c. Guidelines**

1. Section 9.0823 Landscaping of Parking Lots (C)(4) Perimeter Screening applies to all new developments. The following additional guidelines supplement this Section. A departure from the referenced Code Section requires demonstration of meeting the intent statement and approval by the Design Commission or Manager.
2. Although parking lots are to be located behind buildings or within structures, there may be conditions where parking lots are visible from public streets, alleys or walkways. Screening shall be used to obscure this visibility and soften the relationship between public places and large paved areas for vehicles.
3. Screening methods for parking lots shall use vegetation and or walls, along with landscaping.
4. On the ground floor level facing street frontages, garages shall provide a perimeter of active use spaces on the ground floor level such as commercial, retail, office or residential uses unless substitutions are approved by the decision authority, either the Design Commission or the Manager. Substitutions for active uses may include trees and other vegetation or artfully designed walls or grillwork.
5. Parking structures shall be viewed not a merely as utilitarian but as contributions to the architectural quality and character of Downtown, with materials and details that reflect the composition of the building and the surrounding buildings.



Fig. A.4.c.2 & 3 parking structure softened with lattice and vegetation



Fig. A.4.c.4 parking structure with decorative metal screening



Fig. A.4.c.5 parking structure designed with architectural facades on all sides and ground level retail

## 4. Parking Lot/ Parking Garage Screening, cont'd

### d. Standards

1. Section 9.0823 Landscaping of Parking Lots (C)(4) Perimeter Screening applies to all new developments. The following additional standards supplement this Section.
2. Surface parking lots shall be screened to a height of 3' using at least one of the following:
  - a. A combination of evergreen and deciduous shrubs spaced no more than 3 feet apart planted in an area at least 5 feet wide. The height shall be met at installation, not at maturity.
  - b. Ornamental masonry wall clad with brick or tile
  - c. Ornamental metal fence
  - d. A combination of a masonry wall and ornamental metal fencing
  - e. Other elements that meet the intent, as approved by the decision authority, whether the Design Commission or the Manager.
3. Parking structures visible from the street shall be screened using at least one of the following:
  - a. A permitted use such as commercial, retail or residential use with a minimum depth of 20 feet
  - b. An ornamental screen made of metal work
  - c. Trees with a minimum caliper of 2 inches at 6 feet above grade and maximum spacing of 25 feet, along with shrubs, and understory planting
  - d. Bas-relief sculpture
  - e. Another approved device that meets the intent
4. Rain gardens shall be incorporated into planting areas.
5. Parking entrances/exits shall be limited to one per each street face.
6. Chain link fencing, plain metal bars, concrete block or plywood are not acceptable for screening materials.
7. Parking structures must have flat floors on street frontages. Ramps and slanted floors may be used in areas that have less visibility from the street, such as the center of the structure or at the rear away from street frontages.

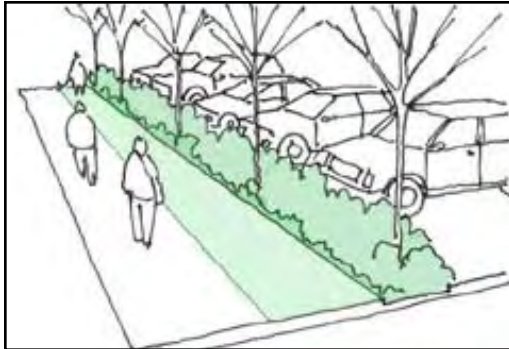


Fig. A.4.d.2 (1) parking lot landscaping screen

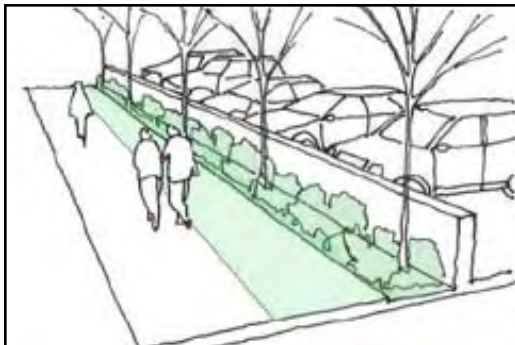


Fig. A.4.d.2 (2) parking lot landscaping and masonry wall screen



Fig. A.4.d.3 active street level use lining parking structure



## A. Site Design

### 5. Landscaping

**a. Intent:** To integrate landscaping into open spaces, parking areas, and general site design to contribute to an attractive and sustainable development that respects and enhances the landscape character of Downtown.

**b. Applicable Downtown Design Principles:**

- A. Provide a Vibrant Mix of Uses.
- B. Promote Excellence in Design.
- C. Create a Vibrant Public Realm.
- E. Incorporate Sustainability.
- F. Context Sensitivity.

**c. Guidelines:**

**Parking Lot Landscaping and Lighting**

**All Development**

**Intent:** To facilitate infiltration of water run-off, offer shade to otherwise barren paved areas, and visually soften expanses of parked vehicles.

1. Section 9.0823 Landscaping of Parking Lots applies to all new developments. The following additional guidelines supplement this Section. A departure from the referenced Code Section requires demonstration of meeting the intent statement and approval by the Design Commission or Manager.
2. Within parking lots, parking shall be divided into parking islands containing one tree per nine stalls and understory.
3. Lighting fixtures shall be pedestrian-scaled and designed to prevent glare.
4. Stormwater management techniques shall be incorporated into the design of parking lots.
5. Parking lot landscaping and decorative paving should be used to soften the visual impact on adjacent buildings and public spaces.



Fig. A.5.c.5 (1) naturalistic grouping of plantings



Fig. A.5.c.4 landscaped swale through parking lot provides low impact stormwater infiltration



Fig. A.5.c.5 (2) decorative paving, bollards and trees in parking areas

## 5. Landscaping, cont'd

### d. Standards:

#### Parking Lot Landscaping and Lighting

##### All Development

1. Section 9.0823 Landscaping of Parking Lots applies to all new developments. The following additional standards supplement this Section.
2. Parking lots shall include fully shielded and full cut-off light fixtures between 18 feet and 24 feet in height.
3. Stormwater management, including rain gardens, stormwater planters, and swales for sites larger than 20,000 square feet shall be applied to all landscaped areas so that run-off is captured and filtered into the ground.
4. Any planting areas within parking lots that are not part of a parking island shall have a minimum depth of 5 feet.

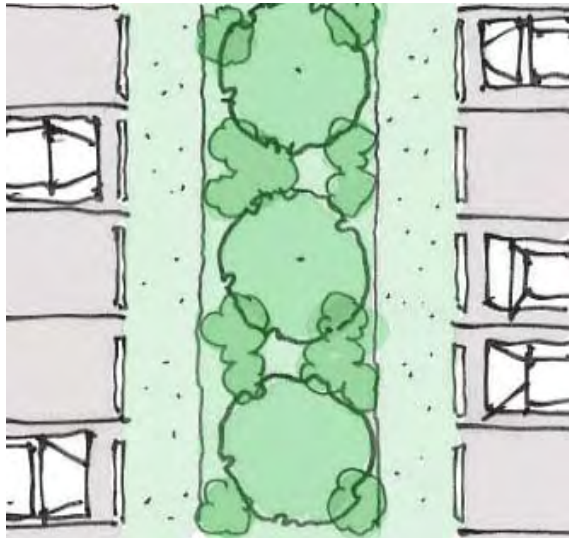


Fig. A.5.d.1 a range of required parking lot landscaping as a site amenity

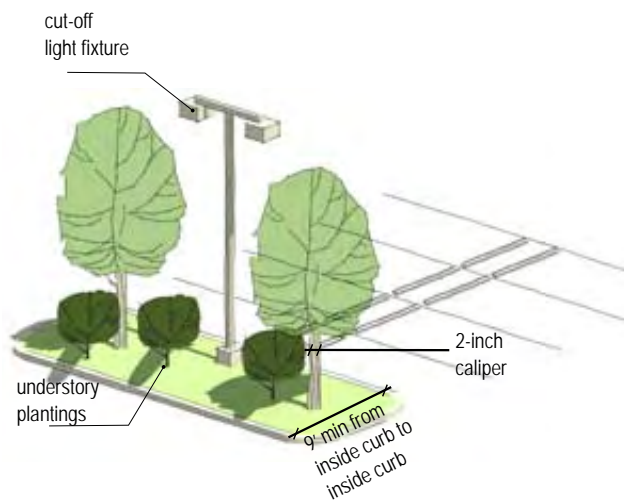


Fig. A.5.d.2 & 3 & 4 landscaped island

## A. Site Design

### 5. Landscaping, cont'd

#### e. Guidelines: Site Landscaping

##### All Development

**Intent:** To reinforce or establish the character of the site, surrounding community and the natural environment through the treatment of landscape areas.

1. Use a rich, yet coordinated palette of landscape materials throughout the site to provide scale, texture and color that supports the design intentions of the building architecture.
2. For an entry way, planting should be massed and scaled as appropriate to demarcate the entrance.
3. Enhance the front of the building with ornamental plant material, such as ornamental trees, flowering shrubs and perennials and ground covers.
4. Extend the landscape character of the area into the site; in particular, include mature shade trees where appropriate.
5. Automatic watering systems and drought tolerant species are encouraged to promote water conservation and reduce maintenance concerns.



Fig. A.5.e.3 a rich array of plantings creates an appealing residential street scene



Fig. A.5.e.1 & 3 landscaping in the front yard softens the building edge along the street



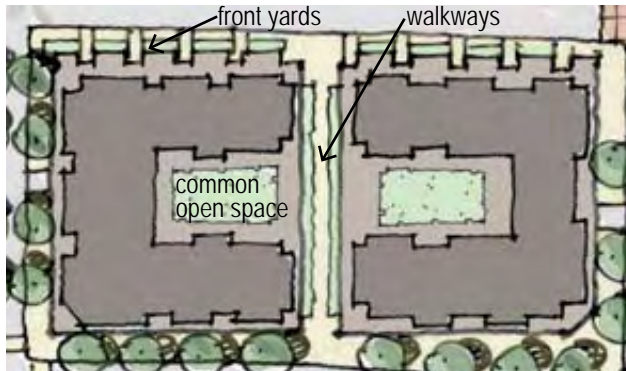


Fig. A.5.f.3 meeting the landscaping requirement can be accomplished through a number of site features



Fig. A.5.f.4 a variety of plantings enhances the walkway through the site



Fig. A.5.f.5 generous landscaping in the landscaped strip

## 5. Landscaping, cont'd

### f. Standards: Site Landscaping

#### All Development

1. At least 15% of the site area shall be landscaped.
2. At least 70% of the front yard setback area shall be landscaped in meeting the 15% site area total. Use of ornamental grass lawns shall be limited to 20% of this requirement in the front yard.
3. Landscaping as defined in 3.0010, all landscaped setback areas, landscaped common open space, eco-roofs, preserved natural areas, planter areas, landscaped screening areas, as well as landscaped strips located between the curb and sidewalk can be included to meet the 15% landscaping requirement. In addition, shared walkways within landscaped areas may count for up to 66% of the total required landscape area.
4. A minimum of 20% of plant varieties used within landscape areas shall be perennial and/or annual varieties to provide color, texture, and other special interest.
5. In addition to required street trees, site trees shall be required at a rate of one tree per 3,000 square feet of gross site area.
  - a. New site trees must be capable of growing to a height of 25 feet. However, when accompanied by an arborist's report, ornamental, dwarf, and other smaller species may be permitted in locations where larger sized trees are not appropriate.
  - b. New deciduous site trees shall be a minimum of 1.5 inch caliper at the time of planting.
  - c. Evergreen trees shall be a minimum 6 foot height at the time of planting.
  - d. As much as possible, new site trees shall be distributed throughout the project rather than clumping them in one location.
  - e. New site trees shall be staked for support for at least one year.
6. All landscaped areas shall be irrigated with an in-ground irrigation system, unless a licensed landscape architect submits written verification that the proposed planting materials do not require irrigation.

## A. Site Design

### 5. Landscaping, cont'd

#### g. Guidelines: Shared Open Space

**Intent:** To create comfortable places for residents, amenable to social activity, through the use of plazas, courtyards, and other outdoor spaces.

##### Residential

1. Section 7.0201(M)(5) Shared Open Space Standards for Complexes applies to new stacked unit developments of 20 or more units. A departure from the referenced Code Section requires demonstration of meeting the intent statement and approval by the Design Commission or Manager. The following additional guidelines supplement this Section.
2. Make plazas, courtyards, patios and lawns comfortable for human activity and social interaction - standing, sitting, talking, eating and playing.
3. Create a pleasant climate, including shade from summer sun and access to winter sunlight. Locate seating with consideration to sun and shade.
4. Use plants, furniture and lighting to shape, enliven, and give purpose to outdoor space.
5. Consider adding a focal element, such as a sculpture or fountain to outdoor space.
6. Design outdoor space with safety in mind. On-site plazas and courtyards should promote visibility from the street, and lighting to enhance nighttime security.



Fig. A.5.g.2 (1) courtyard



Fig. A.5.g.3 lawn with seating and lighting



Fig. A.5.g.4 seating and tables





Fig. A.5.h.2 (1) courtyard with entry trellis, seating, and fountain as a focal point



Fig. A.5.h.2 (2) lawn surrounded by units provides surveillance



Fig. A.5.h.2 (3) tot lot

## 5. Landscaping, cont'd

### h. Standards: Shared Open Space

#### Residential

1. Section 7.0201(M)(5) Shared Open Space Standards for Complexes applies to new stacked unit developments of 20 or more units. The following additional standards supplement this Section.
2. Shared open spaces shall provide at least three of the following amenities to accommodate a variety of ages and activities. Amenities include:
  - a. Site furnishings (seating areas, tables)
  - b. Patios, plazas, or courtyards
  - c. Tot lots
  - d. Gardens
  - e. Open lawn
  - f. Play fields
  - g. Sports courts, such as tennis or basketball courts
  - h. Architectural lighting
  - i. Fountain
  - j. Art piece

## B. Building Design

APPLIES TO ALL DOWNTOWN DEVELOPMENT

### 1. Massing

**a. Intent:** To break down the apparent scale and massing of larger buildings.

**b. Applicable Downtown Design Principles:**

- E. Incorporate Sustainability.
- F. Context Sensitivity.
- G. Preserve and Enhance Historic Character.
- H. Create Appropriate Transitions in Height, Bulk and Scale

**c. Guidelines**

1. Respect Surrounding Character:
  - a. Design building volumes to maintain a compatible scale with their surroundings.
  - b. Rely on building massing and orientation to place strong visual emphasis on the street and other important civic spaces.
  - c. Upper stories may be stepped back, treated with different exterior finish materials, or incorporated into the roof line to reduce the apparent mass of the building.
2. Consider day-lighting, sun shading, natural ventilation and views in the massing and orientation of the building.
3. Use articulated, smaller building volumes within larger developments as a transition in size to adjacent historic or residential structures that are smaller in scale.
4. Vary the three dimensional character as a building rises; in general, differentiate between the base, middle and top.



Fig. B.1.c.1 (1) orientation and massing of a tall building's base places strong emphasis on the street and creates a humane street environment



Fig. B.1.c.1 (2) Upper story step backs create a transition in height, bulk and scale

## B. Building Design

### 1. Massing, cont'd

5. **View Opportunities.** Views of nearby natural features such as Mount Hood to the east and surrounding bluffs and buttes, contribute to Gresham's identity. New buildings will inevitably limit views from other buildings and surrounding sites. The purpose of the following Guidelines is to provide building massing methods and techniques ensuring reasonable care have been taken to avoid obstructing valued views where applicable.
  - a. Configure the building shape and the roof form to maximize scenic views, especially from public places such as parks and streets.
  - b. Framing of important views of natural and man-made landmarks opportunities to open new views of landmark features through the site shall be considered.



Fig. B.1.c.5 building massing can frame views within and through a development site



Fig. B.1.c.5 building massing can maintain public views of Downtown landmarks



# B. Building Design

## 1. Massing, cont'd

### d. Standards

#### 1. Massing Requirement

Building size	Footprint	Required Massing
Small	< 10,000 sf	one building mass
Medium	> 10,000 sf < 20,000 sf	two building masses (Fig. a and b)
Large	> 20,000 sf	three building masses (Fig. c and d)

\* Multiple buildings on a site will be calculated individually and follow the guidelines for their size building

- a. The minimum mass or volume change shall be at least 25% of the total volume of the building as calculated by FAR.
- b. Building size limitations shall be adhered to (see Table).
- c. Elements being used to count as massing shall not be used as wall modulation elements.
- d. Upper-level building step backs. This is one option in satisfying the building massing requirement. Provide a minimum 6-foot step back above the third floor of a maximum five-story tall building or above the fourth floor of a building taller than five stories to help create human scaled environments and prevent overshadowing the street.

APPLIES TO ALL DOWNTOWN DEVELOPMENT

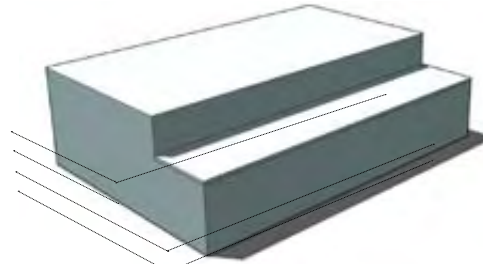
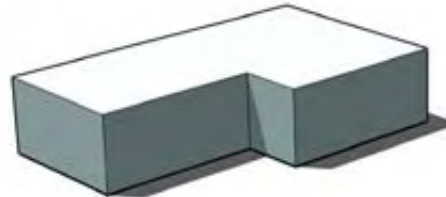
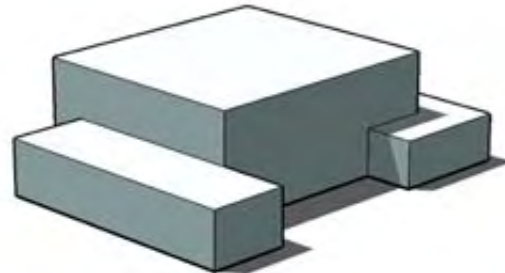


Fig. B.1.d.1 a. step back



b. building jog



c. separate volumes



d. separate volumes



Fig. B.1.c.1 (2) Example of a large building (>20,000 sf footprint) employing three building masses to satisfy the requirement

## B. Building Design

APPLIES TO ALL DOWNTOWN DEVELOPMENT

### 1. Massing, cont'd

#### View Opportunities

2. Alterations to the height and length shall be incorporated into portions of the building to maintain public and private views through the site. This is not intended to significantly reduce the maximum FAR allowed for the site.
3. The project's massing requirements (upper level step backs, building jogs, and separate volumes) shall address the view focused on the portion of a site affected by the view. Ways to address the view may include but are not limited to the following:
  - a. Arrange separate volumes to frame important views.
  - b. Provide upper level step backs above the second floor to help maintain existing views or provide new views.
  - c. Create a significant jog in the building to maximize a view angle towards a special point of interest.

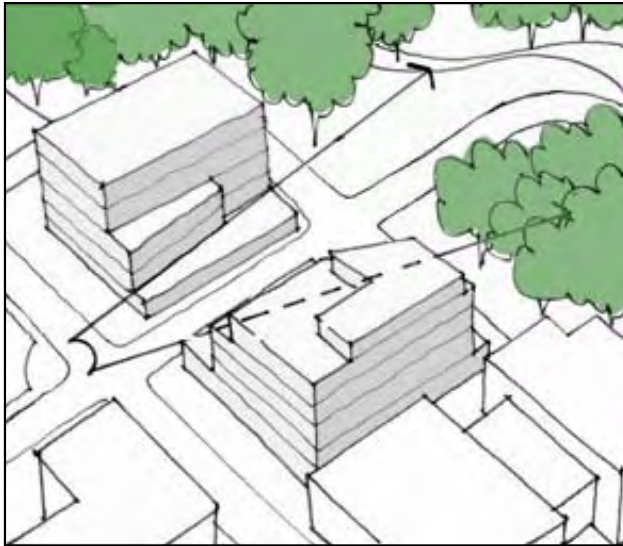


Fig. B.1.d.3.b step buildings back to enhance views from public spaces

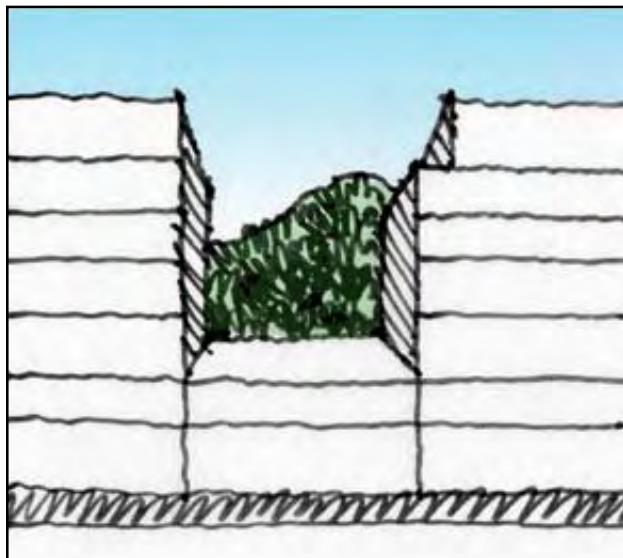


Fig. B.1.d.3.a building massing frames a view of a natural landmark by creating separate building volumes

## B. Building Design

APPLIES TO ALL DOWNTOWN DEVELOPMENT

### 2. Façade Composition

**a. Intent:** To establish a set of contextually responsive, clear and pleasing set of proportions that will contribute to a coherent building design and promote architectural excellence within the Downtown.

**b. Applicable Downtown Design Principles:**

- A. Provide a Vibrant Mix of Uses.
- B. Promote Excellence in Design.
- C. Create a Vibrant Public Realm.
- E. Incorporate Sustainability.
- F. Context Sensitivity.
- G. Preserve and Enhance Historic Character.

**c. Guidelines**

**All Development**

1. Elements such as sun shades, terraces, and rain water harvesting features can be used to compose and articulate the building's façade.
2. Size, proportion and locate façade components to provide a visual transition to adjacent structures that are smaller in scale.
3. Consider each building as a high-quality, long-term addition to downtown; use materials, fenestration, and details to unify a building's appearance. Apply recessed, or "punched" windows to create shadow lines and suggest solidity.

**Non-Residential**

4. Use façade rhythms and patterns to solidify the relationship between new and old buildings. Some of the best buildings downtown use vertical and horizontal expression to reflect changes in building form. For example, the structural bays of the building can be expressed with pilasters or other vertical detailing
5. Establish a rhythm of vertical elements along the façade: The regular cadence of display windows and shop entrances can encourage a variety of ground level uses.
6. Street level facades offer the greatest opportunity to support pedestrian activity; distinguish the ground level of a building from the upper levels, especially where a building orients to the street and/or defines public space.



Fig. B.2.c.4 facade rhythms using both vertical and horizontal expression



Fig. B.2.c.3. facade components establish the building's clear and pleasing set of proportions



Fig. B.2.c.1 sun shades used to unify the building's street wall and add three-dimensional quality



## B. Building Design

APPLIES TO ALL DOWNTOWN DEVELOPMENT



Fig. B.2.c.7. highly articulated facade with projections and recesses signify residential function of the building



Fig. B.2.c.9. three-dimensional design features at the corner and bays and balconies exhibit pleasing proportions and three-dimensional quality



Fig. B.2.c. 8&9. change in fenestration, color and recessed windows animates an otherwise flat facade

## 2. Façade Composition, cont'd

### Residential

7. Articulate residential building facades to unify a building's appearance, and add interest, scale, and three-dimensional quality. Articulation may be provided through periodic changes in wall plane, building material and/or color, changes in building fenestration, or other approaches that create visual interest and/or shadow lines.
8. Use windows and doors to establish scale and give expression to residential buildings. Details that contribute to a residential scale and appearance, such as mullions, are encouraged.
9. Incorporate three-dimensional design features, such as balconies and bays. Windows other than bays should be recessed behind the plane of the building to create shadow lines.

### Single-Family Attached

10. Refer to Section 7.0201(L) Architectural/Design Standards for the design of Single Family Attached Dwelling Structures (such as Townhouses), except 7.0201(L)(4). Deviations from the Downtown Plan District standards or applicable standards of Section 7.0200 may be allowed through the discretionary process as described in 4.1101(A)(1)(a).

## B. Building Design

### 2. Façade Composition, cont'd

#### d. Standards

##### All Development

1. If sustainable features on the facade, such as sun shades and rain water harvesting features, are used they shall be used to organize the facade composition either horizontally or vertically.
2. Windows shall be recessed at least 4 inches to reinforce rhythms and cast shadows.

##### Non-Residential

3. A building of two or more stories shall have a belt line, fascia, or other horizontal datum line above the ground level façade.
  - a. Commercial buildings shall be designed to encourage multi-tenant occupancy and walk-in traffic at the street level. The following shall be incorporated in the design of street level facades:
    1. 15- to 30-foot-wide bays framed by columns or pilasters;
    2. Multiple storefront windows with 18- to 30-inch bulkheads or projecting sill.
4. Façade articulation shall consist of at least two of the following design features:
  - a. Changes in plane with a depth of at least 24 inches, vertically at intervals of not less than 30 feet and not more than 90 feet or horizontally not less than 20 feet and not more than 60 feet; or
  - b. Changes of color, texture, or material, vertically at intervals of not less than 30 feet and not more than 90 feet or horizontally not less than 20 feet and not more than 60 feet; or
  - c. A repeating pattern of wall recesses and projections at intervals of not less than 30 feet and not more than 90 feet, such as bays, offsets, reveals or projecting ribs, that has a relief of at least 12 inches.
5. On the facade facing the principal street, upper floors shall provide a minimum of 40% glazing between 3 and 8 feet, as measured from that story's finished floor level.

APPLIES TO ALL DOWNTOWN DEVELOPMENT



Fig. B.2.d.1 & 3 belt line above ground level and regular cadence of bays and storefronts framed by pilasters



Fig. B.2.d.4 & 5 facade articulation features proportioned and applied in intervals to satisfy the requirement



## B. Building Design

### 2. Façade Composition, cont'd

#### Residential

6. Horizontal facades longer than 30 feet shall be articulated into smaller volumes to achieve a residential scale. At least two of the following methods shall be used:
  - a. variation in the building form related to the scale of individual dwelling units as recessed or projecting bays, shifts in massing or distinct roof shapes;
  - b. diversity of window size, shape or patterns that relate to interior function;
  - c. emphasis of building entries through projecting or recessed form, detail, color, or materials;
  - d. variation in detailing including sills, headers, belt courses, reveals, pilasters, window bays, and similar features.
7. The total area of windows and doors on the street-facing facade shall not be less than 25% to the total area of the facade, excluding roof shapes such as gables.
8. The first floor facade shall include windows that provide visual interest and visual connection to the street. Ground level windows are required.

#### Single-Family Attached

9. Refer to Section 7.0201(L) Architectural/Design Standards for Single Family Attached Dwelling Structures (such as Townhouses), except 7.0201(L)(4). Deviations from the Downtown Plan District standards or applicable standards of Section 7.0200 may be allowed through the discretionary process as described in 4.1101(A)(1)(a).



Fig. B.2.d.6.a facade broken down into smaller volumes related to the interior use providing a clear design intent and visual appeal



Fig. B.2.d.6.b variation in window size, including projecting bays

## B. Building Design

### 3. Ground-Level Details

**a. Intent:** To reinforce the streetscape by encouraging the greatest amount of visual interest along the ground level of buildings facing pedestrian streets.

**b. Applicable Downtown Design Principles:**

- A. Provide a Vibrant Mix of Uses.
- B. Promote Excellence in Design.
- C. Create a Vibrant Public Realm.
- D. Create strong connections between Plan Districts and Sub-Districts.
- G. Preserve and Enhance Historic Character.

**c. Guidelines**

**All Development**

1. Show creativity and individual expression in the design of the ground plane, and encourage visual details and richness that sustains interest along the street. Artisan produced details, such as handrails, lighting, doors and fences are especially encouraged.

**Non-Residential**

2. Use design elements such as separate storefronts, display windows, shop entrances, exterior light fixtures, awnings and overhangs to add interest and encourage a mix of businesses.
3. Incorporate architectural elements that reinforce Downtown's unique qualities; in particular, downtown's best buildings tend to support an active street life.
4. Significant grade separations between sidewalks and ground floor uses and features are discouraged.
5. Avoid ornamentation and features at the ground level that appear artificial or "tacked-on."

APPLIES TO ALL DOWNTOWN DEVELOPMENT



Fig. B.3.c.2 colorful, expressive ground-level facade elements help animate the street



Fig. B.3.c.3 medallions, seasonal planting, recessed entry, pedestrian signage all integrated into the building facade



Fig. B.3.c.1 artisan crafted details in the public realm



## B. Building Design

### 3. Ground-Level Details, cont'd

APPLIES TO ALL DOWNTOWN DEVELOPMENT



Fig. B.3.d.1 & 2 plinths for the columns and tilework on the bulkhead give greater attention to detail at the street level of a building



Fig. B.3.d.2 decorative sconces reinforce the regular cadence of storefronts

#### d. Standards

##### Non-Residential

1. Ground floor, street-facing facades of commercial and mixed-use buildings shall incorporate at least one of the following:
  - a. medallions, at a regular interval of bays and columns, every 15 to 40 feet
  - b. belt courses, above ground floor level and along entire facade
  - c. plinths for columns, at a regular interval of bays and columns, every 15 to 40 feet
  - d. bulkhead for store front window, between 1-2 feet from ground level
  - e. projecting sills, a minimum of 8 inches from window paneAnd two of the following:
  - f. pedestrian-scaled lighting (such as building sconces), at a regular interval of bays and columns, every 15-40 feet (this is a high priority item to ensure well-lit and safe streets)
  - g. hanging baskets supported by ornamental brackets flanking entries and at the corner
  - h. ornamental tilework, a minimum of 5% of the ground level facade
  - i. planter box(es), a minimum of 6 square feet, not in a pedestrian way
  - j. an approved element not listed here, that meets the intent and as approved by the Manager or the Design Commission
2. Ground floor commercial uses shall be at the sidewalk elevation.
3. The use of applied foam ornamentation and Exterior Insulation Finishing System (EIFS) on exposed, ground level locations are prohibited on any building type.

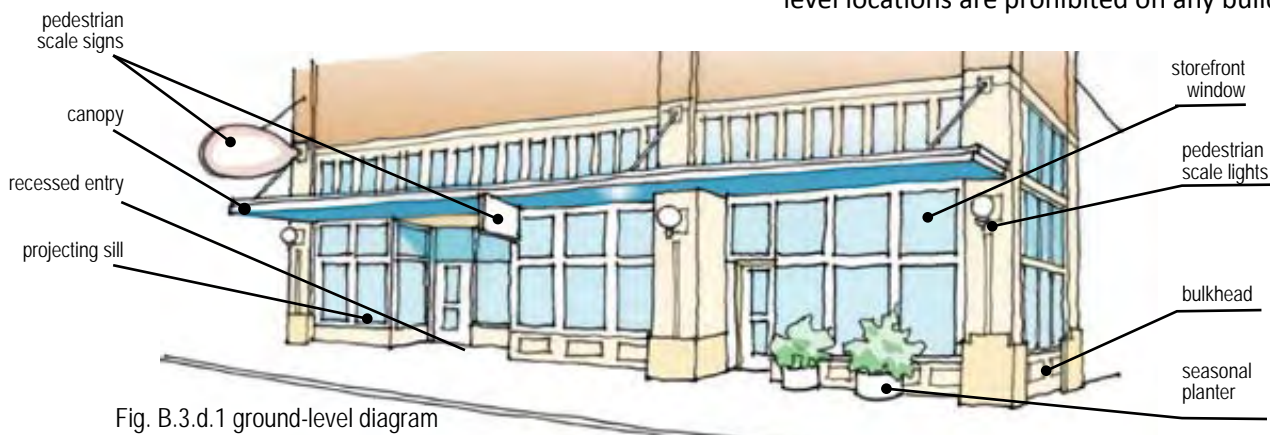


Fig. B.3.d.1 ground-level diagram

## B. Building Design

APPLIES TO ALL DOWNTOWN DEVELOPMENT

### 4. Sign Design

**a. Intent:** To ensure that signage is part of an integrated design approach to a project and to encourage interesting, creative and personalized elements in the public realm.

**b. Applicable Downtown Design Principles:**

- A. Provide a Vibrant Mix of Uses.
- B. Promote Excellence in Design.
- C. Create a Vibrant Public Realm.
- G. Preserve and Enhance Historic Character.

**c. Guidelines**

**Non-Residential**

1. **Unique Design and Identity:** As a unique expression of the business, the design possibilities are limitless. Projects are encouraged to add personality, imagination and innovation to the street environment while being mindful of the following considerations in the design and placement of exterior signs on a building:
  - a. Sign orientation. For the most part, signs in downtown Sub-Districts should be oriented to the pedestrian. This may include wall signs, projecting signs and window signs.
  - b. Respect for architectural elements and details. Care should be taken not to interfere with design elements that contribute to the building's character.
  - c. Shield the light source. Whenever projection lighting is used, care should be given to properly shield the light source.



Fig. B.4.c.1 (1) well crafted wall sign adds to the street level experience



Fig. B.4.c.1 (2) lights shielded toward sign



## B. Building Design

### 4. Sign Design, cont'd

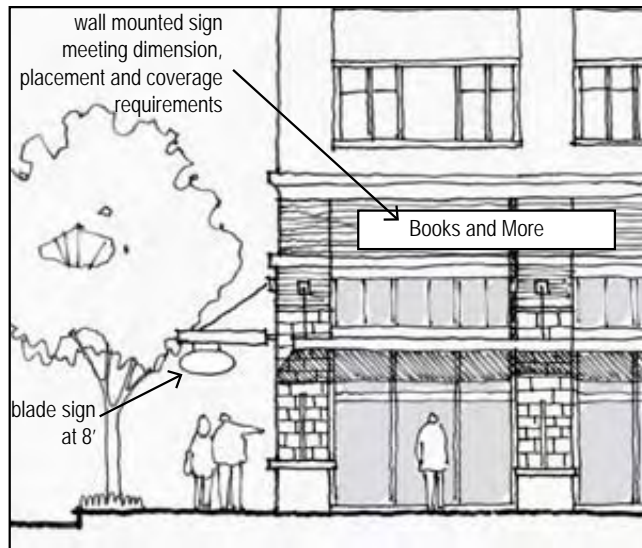


Fig. B.4.d. 1 & 2 ground floor sign diagram

#### d. Standards

##### Non-Residential

1. Wall Signs: Position flush-mounted signs so they fit within architectural features:
  - a. Wall signs shall fit into a sign band of fascia on or directly above the ground level facade to help reinforce horizontal lines along the street.
  - b. Coordinate the color scheme with the building front.
  - c. Locate flush wall signs so that they do not extend beyond the outer edges of the building front.
  - d. The total maximum wall sign area on a building shall not exceed 7% of the overall ground level facade area.
  - e. The maximum height of an individual flush-mounted sign shall be 2 feet.
2. Projecting Signs: Locate projecting or blade signs along the ground-level facade, not above, and mount perpendicular to the building.
  - a. Clearance above the sidewalk shall be no less than 8 feet.
  - b. The maximum size of an individual projecting sign (one face) shall be 8 square feet.
  - c. The sign shall not extend from the building facade for a greater distance than 6 feet, or a distance equal to two-thirds the width of the abutting sidewalk, whichever is less.
  - d. Place signs near the business entrance, to guide customers to the door.
3. Window Signs: A window shall be painted or hung just inside the window. The maximum area of a window sign shall not exceed 20% of the window.
4. Internal illumination of signs shall not be permitted. However, neon is acceptable if used in limited quantities and where it is appropriate to the context.
5. Signs shall be durable and long lasting since they are exposed to extreme weather conditions.

## B. Building Design

APPLIES TO ALL DOWNTOWN DEVELOPMENT

### 5. Transparency

**a. Intent:** To promote the use of building facades to provide safe and comfortable waiting areas for transit and provide visual connections between activities inside and out.

**b. Accompanies Design Principles:**

- A. Provide a Vibrant Mix of Uses.
- C. Create a Vibrant Public Realm.

**c. Guidelines:**

**Non-Residential**

1. Promote active, pedestrian-oriented uses with a high degree of transparency along the street. Uses should be readily discernible to passers-by.
2. The use of reflective, opaque, and highly tinted glass should be avoided in storefront windows and doors.



Fig. B.5.c.1 merchandise and activity inside is highly visible from along the sidewalk



Fig. B.5.c.2 generous ground level transparency

## B. Building Design

### 5. Transparency, cont'd

#### d. Standards:

##### All Developments

1. Ground level transparency requirements are defined in the Street Type Design Standards for all designated streets. For both commercial and residential projects located on Downtown streets without a street type designation, a minimum of 30% of any ground floor façade visible from any street shall be comprised of windows with clear, transparent glass.
2. The minimums above shall be calculated on the area of the ground floor facade between 2 feet and 12 feet above grade.

##### Non-Residential

3. To meet the clear, transparent glass requirement, storefront windows shall have a Visible Transmittance (VT) value of 90%.
4. For commercial uses, display windows for merchandise (that do not provide views into the store) can satisfy the clear, transparent glass requirement if the display windows are at least 24 inches deep and can contain three-dimensional objects, such as product displays or mannequins.
5. Films or other substances applied to the window to reduce the Visible Transmittance value below 90% shall be prohibited.

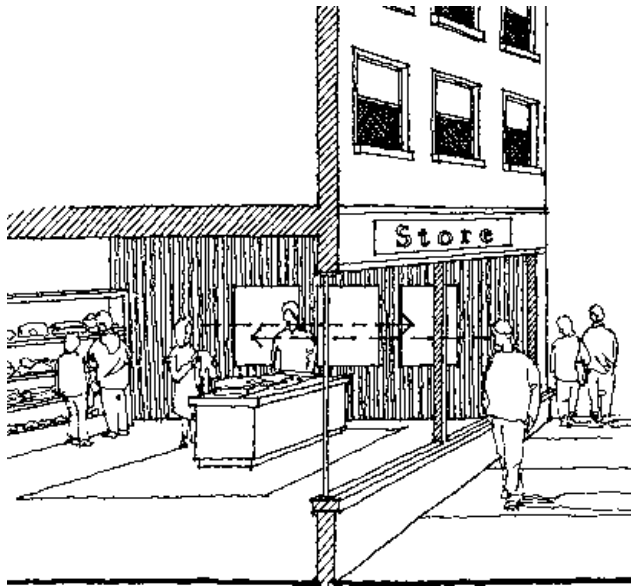


Fig. B.5.d.1 ground level transparency must provide visibility into and from the interior use

## B. Building Design

APPLIES TO ALL DOWNTOWN DEVELOPMENT

### 6.Prominent Entrances

**a. Intent:** To design and orient building entrances that readily inform people of their access and use. A main lobby entrance serves a different purpose than a storefront entrance to a shop, and these differences should be reinforced in their design. However, all public and prominent entrances should add character, identity and interest along the street.

**b. Applicable Downtown Design Principles:**

- A. Provide a Vibrant Mix of Uses.
- B. Promote Excellence in Design.
- C. Create a Vibrant Public Realm.
- D. Create strong connections between Plan Districts and Sub-Districts.

**c. Guidelines**

**Non-Residential**

1. The primary (front) building façade and main entry of nonresidential buildings shall be well-marked, articulated and oriented to and facing the primary public street.
2. Consider placing the main building entrance at a street corner, where feasible.
3. Entries shall be lighted and protected from weather.
4. Entries facing public streets shall be made visually prominent and receive architectural emphasis. A variety of techniques to accomplish this include:
  - a. recessed entries
  - b. projecting entries
  - c. elevated entries with stairways for residential uses
  - d. entry-related cover and/or roof line articulation (such as canopy articulation; parapet-roof articulation)
  - e. arched entries
  - f. decorative lintels or molding above doorways
  - g. landscape treatment and emphasis
  - h. surface treatment (such as paver or tiles)
  - i. entry courtyard
  - j. transom windows
  - k. signage
  - l. pilasters or columns supporting and/or framing the entrance
  - m. other techniques as appropriate



Fig. B.6.c.4 (1) oversized canopy and columns emphasize the main entry



Fig. B.6.c.3 trellis and landscape create a gracious main entry



Fig. B.6.c.4 (2) arched entry



## B. Building Design

### 6. Prominent Entrances, cont'd

#### Residential & Single-Family Attached

5. Multiple residential building entrances that activate and are oriented to the street are encouraged.
6. Entry porches and stoops serving as a transitional space between the public sidewalk and residential building are encouraged. Porches and stoops shall not encroach upon a public sidewalk.
7. Ground-level pedestrian passages from sidewalk to entrances within the site are encouraged and should have a strong visual connection to the street.
8. Incorporate elements that address a pedestrian scale on and near entrances to a residential building.
9. Consider using lighting for security and as an enhancement to the building facade.



Fig. B.6.d.5&6. double height entrance and stoop defines the main entry to a multifamily building



Fig. B.6.d.6 & 7. minor grade separation from residence to street and clear visual connection into the site balances the need for privacy with a strong relationship between the public and private realm



Fig. B.6.d.8. overhead weather protection, landscaping and benches provide pedestrian comfort

## B. Building Design

APPLIES TO ALL DOWNTOWN DEVELOPMENT

### 6. Prominent Entrances, cont'd

#### d. Standards

##### Non-Residential

1. Commercial buildings and mixed use buildings shall be designed to encourage multi-tenant occupancy and walk-in traffic at the street level. The following shall be incorporated in the design of street level facades:
  - a. Larger main entrances shall be differentiated from smaller storefront entries. The larger entrance shall be supported by a pair of large piers, while smaller entrances shall be framed with a pair of smaller columns; and
  - b. Building entrances shall not be located at intervals of no more than 75 feet along the elevation facing the principal street; and
  - c. When multiple entrances are not feasible, long walls must be broken up with glazing and other pedestrian amenities.
2. At least one customer and/or residential entrance (for mixed-use buildings) shall face the principal street and connect directly to the sidewalk along the secondary street on corner lots.
3. Building entrances shall be located under a shade device such as an awning or portico, with a minimum depth of 5 feet.
4. Primary entrances to the building shall have a dominant presence in the building facade; incorporate three of the following features:
  - a. recessed doorway, at least 2 feet from surrounding facade
  - b. overhang/canopy with a distinct form and larger size than other overhangs on the facade
  - c. windows, a minimum of 18 inches tall above the door and above the width of the entrance.
  - d. glass windows flanking the doorway, a minimum of 1 foot wide and the height of the doorway.
  - e. ornamental light fixtures, flanking both sides of the door
  - f. oversized entry door(s)
  - g. stone, masonry, or tile paving in entry, a minimum of a 6 square feet
  - h. planters with ornamental landscaping
  - i. seating, along at least one edge of the entry way



Fig. B.6.d.3 large, distinctive canopy highlights a main entrance



Fig. B.6.d.4 (1) 2 ft recessed doorway with tile accent at entry



Fig. B.6.d.4 (2) columns, light fixtures and ornamental landscaping frame the primary building entrance



## B. Building Design

### 6. Prominent Entrances, cont'd

#### Residential & Single-Family Attached

5. For developments with multiple ground-related units, such as townhouses, every unit facing the street shall have an entrance on the street.
6. The main residential entrance for multi-family buildings shall face the primary street.
7. Two or more of the following elements shall be used to highlight site entrances to multi-family developments:
  - a. special landscape treatment with seasonal color and flowering trees
  - b. entry courtyard
  - c. identifying building form such as a covered entry
  - d. unique pedestrian-scale lighting
  - e. prominent architectural feature, such as a trellis/ arbor
  - f. ornamental gate and/or fence
  - g. water feature
  - h. seating
8. Ground-level entry patios are not permitted facing the street, unless landscaped screening is provided on all sides of the patio.
9. For multi-family developments (attached dwellings on a single lot), exterior corridors and stairs visible from the street are not permitted, except for main entry stair leading to the building entrance.



Fig. B.6.d.5&7. multiple entrances and generous landscaping



Fig. B.6.d.6. main residential entrance facing the street



Fig. B.6.d.7. entry courtyard directly from the street into the site

## B. Building Design

APPLIES TO ALL DOWNTOWN DEVELOPMENT

### 7. Roof lines

**a. Intent:** To break up the overall massing of the roof, enhance the quality and character of the building, and identify different functional areas within the building.

**b. Applicable Downtown Design Principles:**

- B. Promote Excellence in Design.
- E. Incorporate Sustainability.
- F. Context Sensitivity.
- H. Create Appropriate Transitions in Height, Bulk and Scale

**c. Guidelines**

**All Developments**

1. Express roofs in a visually interesting manner that complements the composition of the building and the surrounding area.
2. Green roofs that reduce stormwater runoff are encouraged.
3. Alter roof form and height to complement a residential building's mass and articulation.
4. Screening materials shall cover all four sides of mechanical units and appear as forms integrated into the design of the building.



Fig. B.7.c.1 over sized projecting eave highlights an important corner



Fig. B.7.c.3 combination of sloping roof forms and strong cornice line adds visual variety to the streetscape



Fig. B.7.c.2 rooftop terrace



## B. Building Design

### 7. Roof lines, cont'd

#### d. Standards

##### All Developments

1. Roof forms may be flat or sloped. All flat roofs shall employ trim, variation in brick coursing, a projecting cornice or projecting parapet to visually “cap” the building.
  - a. Cornices shall have a maximum projection of 2 feet
  - b. Parapets must be a minimum 36 inches with a maximum 2-foot projection
  - c. False storefront parapets, larger than 15% of the height of the supporting wall, are not permitted.
2. Sustainable Roof: Projects with greater than 40,000 square feet of floor area shall meet at least one of the following:
  - a. A vegetated roof for a minimum of 30% of the total roof surface; or
  - b. A system that collects rainwater for reuse on the building (e.g., site irrigation or gray water reuse) for a minimum of 50% of the total roof surface; or
  - c. An integrated solar panel system for a minimum of 30% of the total roof surface.
3. Sloping roofs shall include at least two of the following design elements:
  - a. Slope of at least 4:12
  - b. Two or more slope planes
  - c. Overhanging eaves extending at least 1 foot beyond the supporting wall
  - d. Acceptable sloping roofs include gable, hipped, shed, and butterfly roof forms
4. Mechanical and communication equipment and components shall be screened so that it is not visible at ground level from streets and other public spaces, including alleys.

It shall be screened in a manner that is compatible with the architectural character of the building. Appropriate screening for rooftop equipment includes parapet walls or fabricated enclosures such as panels. The Manager or Design Commission reserves the right to review screening of rooftop equipment by requesting sight line studies.

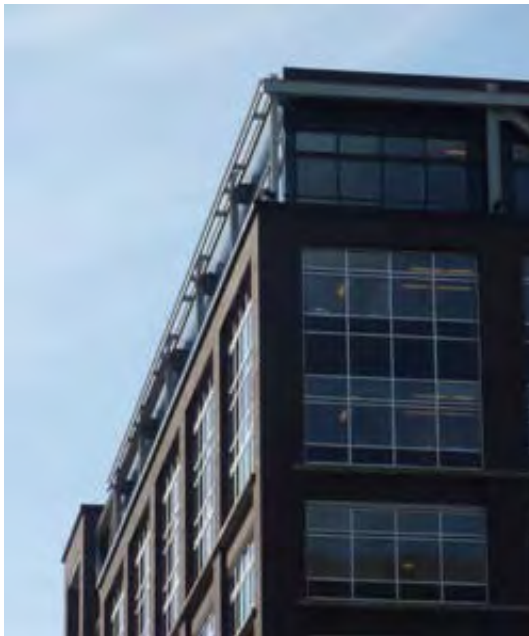


Fig. B.7.d.1 (1) treatment of a flat roof

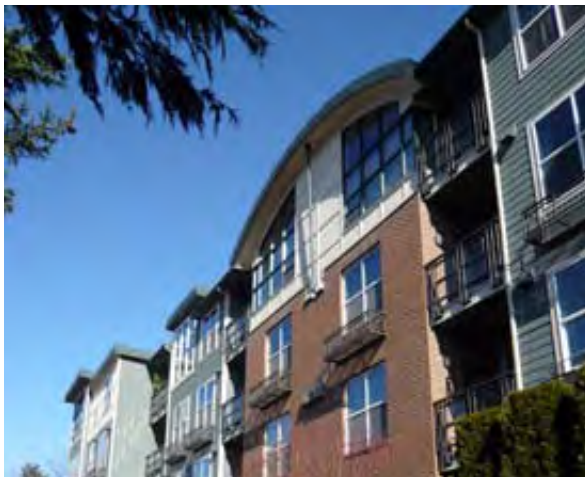


Fig. B.7.d.1 (2) varied roof form helps break down the scale of the building



Fig. B.7.d.1 (3) cornice meeting projection standard

## B. Building Design

### 8. Corner Features

**a. Intent:** To allow unique design opportunities on corner lots because of their visibility and access from two streets.

**b. Applicable Downtown Design Principles:**

- B. Promote Excellence in Design.
- C. Create a Vibrant Public Realm.
- D. Create strong connections between Plan Districts and Sub-Districts.

**c. Guidelines:**

1. In some cases - particularly larger sites - visual and physical access into and through the site from public streets can aid in improving circulation Downtown. Ways of pulling back or punching through building corners at street intersections sufficient to promote visibility and to provide access through the site are encouraged.
2. Consider adding a focal point, such as a special building element, a water feature, an art sculpture or feature, or way finding element at the corner.
3. Employ especially high quality materials and distinct forms on the facade, roof, and ground level at the corner.

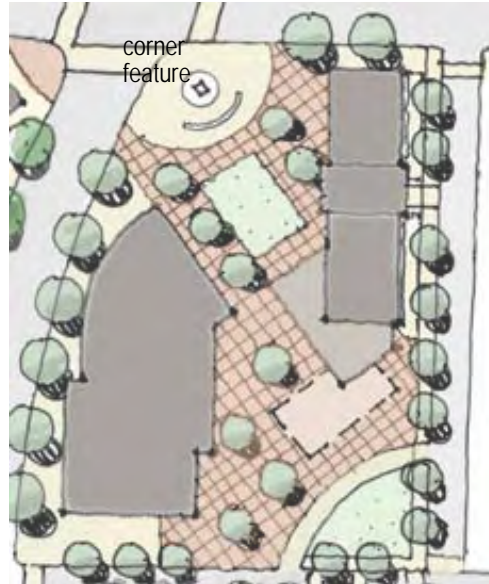


Fig. B.8.c.1 visibility and access into the site at an important corner



Fig. B.8.c.3 tower form at the corner

## B. Building Design

### 8. Corner Features, cont'd

**d. Standards:**

1. The orientation and massing of buildings on corner lots shall place strong visual emphasis on the street. Buildings shall include one of the features from the list at the bottom of the page (Diagrams 4.1151(B)(8)(d)(1)) or an alternative approved by the Manager or Design Commission.
2. Corner buildings shall include distinctive architectural expressions in its facade, including at least two of the following:
  - a. major entrance: double doors, large overhang, recessed entry
  - b. tower forms: minimum of 1/3 additional height to ground level floor
  - c. oversized windows: at least 1/3 larger pane than the rest of the ground level facade windows
  - d. expressive canopies: colors and materials distinctive from the rest of the building
  - e. higher bays: minimum 18 feet
  - f. plaza: minimum 600 square feet
  - g. forecourt: minimum 400 square feet
  - h. pilasters
  - i. cupola
  - j. turrets
3. T-111, EIFS, vinyl and split-face or standard concrete block shall not be allowed as an exterior finish material on corner facades of a building.



Fig. B.8.d.1 rounded corner treatment



Fig. B.8.d.2 turret places strong architectural emphasis at the corner



Diagrams 4.1151(B)(8)(d)(1): appropriate building corner treatments



## B. Building Design

APPLIES TO ALL DOWNTOWN DEVELOPMENT

### 9. Gateways

**a. Intent:** To create a strong architectural statement and/or enhance access at street corners to signify one's arrival into a district or important intersection, enhance way-finding and create visual interest and activity in the public realm.

**b. Applicable Downtown Design Principles:**

- B. Promote Excellence in Design.
- C. Create a Vibrant Public Realm.
- D. Create strong connections between Plan Districts and Sub-Districts.
- H. Create Appropriate Transitions in Height, Bulk and Scale

**c. Guidelines:**

Minor Gateways are:

- a. 6th and Eastman
  - b. 3rd and Eastman
  - c. Main and Powell
  - d. Beech and Division, and
  - e. Main and Division
1. Create a strong architectural statement at gateway locations to help create a strong identity
  2. Use of highly crafted materials for lighting, paving, bollards and other streetscape elements or civic art pieces to accentuate the appearance of entrances and building form at all gateways.

Major Gateways are:

- a. Burnside and Eastman,
  - b. Division and Eastman,
  - c. Powell and Eastman,
  - d. Powell and Hogan, and
  - e. Division and Burnside.
3. In addition to the considerations above, place significant public space at the corner for major gateways.

*Consult the District Specific Design Guidelines for additional guidance at the locations listed above.*



Fig. B.8.c.1 (1) Prominent architectural features such as double story windows and entry plaza reinforce the corner and highlight entry to an important location



Fig. B.8.c.1 (2) fountain plaza at a major gateway



## B. Building Design

### 9. Gateways

#### d. Standards:

Minor Gateways are:

- a. 6th and Eastman,
  - b. 3rd and Eastman,
  - c. Main and Powell,
  - d. Beech and Division, and
  - e. Main and Division.
1. The main double door entry shall be located within 10 feet of the corner of the building.
  2. Minor gateway sites shall incorporate at least three features from the following list:
    - a. major entrance: double doors, large overhang, recessed entry
    - b. tower forms: minimum of 1/3 additional height to ground level floor
    - c. oversized windows: at least 1/3 larger pane than the rest of the ground level facade windows
    - d. expressive canopies: colors and materials distinctive from the rest of the building
    - e. higher bays: minimum 18 feet
    - f. plaza: minimum 600 square feet
    - g. forecourt: minimum 400 square feet
    - h. pilasters
    - i. cupola
    - j. turrets

Major Gateways are:

- a. Burnside and Eastman,
  - b. Division and Eastman,
  - c. Powell and Eastman,
  - d. Powell and Hogan, and
  - e. Division and Burnside.
3. The main double-door entry shall be located within 10 feet of the corner of the building.
  4. Major gateway sites shall incorporate at least four features from the list above (B.9.d.2).

*Consult the District Specific Design Standards for additional specific requirements at the locations listed above.*



Fig. B.8.d.1 building form and main entrance orientation



Fig. B.8.d.2 plaza design at a major gateway

## B. Building Design

APPLIES TO ALL DOWNTOWN DEVELOPMENT

### 10. Blank Walls

**a. Intent:** To ensure that buildings do not display blank, unattractive walls to the abutting street or public areas.

**b. Applicable Downtown Design Principles:**

- B. Promote Excellence in Design.
- C. Create a Vibrant Public Realm.
- E. Incorporate Sustainability.
- F. Context Sensitivity.
- G. Preserve and Enhance Historic Character

**c. Guidelines**

1. Use vegetation, such as trees, shrubs, ground cover and/or vines adjacent to the wall surface. Green walls are strongly encouraged to manage stormwater runoff.
2. The use of façade articulation such as expressing the structural bays of the building with pilasters or other detailing shall be used to help animate an otherwise blank area of wall.
3. Use Artwork, such as bas-relief sculpture, murals or trellis structures. Use seating areas with special paving.
4. Use architectural detailing, reveals, and/or contrasting materials.



Fig. B.9.c.3 (1) blank wall with art work



Fig. B.9.c.3 (2) mural



Fig. B.9.c.1 ground cover, shrubs, and trees

## B. Building Design

### 10. Blank Walls, cont'd

#### d. Standards

1. A vertical vegetated, or “green,” wall shall count towards meeting a project’s required landscaping, except for parking lot landscaping.
2. Blank walls are not allowed on the façade facing the primary street. Blank walls shall use structural elements such as posts or columns every 30 feet.
3. On the side facades facing secondary streets, blank walls longer than 30 feet for small to medium buildings and longer than 50 feet for large buildings as defined in Section 4.1151(B)(1)(d)(1) fronting a public street shall incorporate three or more of the following throughout the length of the blank wall:
  - a. An architectural plinth (a stone or masonry base at least 36 inches high)
  - b. Belt course(s) of masonry
  - c. Trellis with vines planted that will grow vertically
  - d. Recesses at least 4 feet wide and 2 feet deep
  - e. Overhanging eave less than 12-18 feet from the ground level
  - f. Decorative tile work
  - g. Accent lighting
  - h. Artwork reviewed and approved for artistic merit by an arts review body designated by the City
  - i. Evergreen hedge
  - j. Seating (benches or ledges)



Fig. B.9.d.3 blank wall with trellis and vines



Fig. B.9.d.2 blank wall with trellis and lighting



## B. Building Design

APPLIES TO ALL DOWNTOWN DEVELOPMENT

### 11. Materials

**Intent:** To value each building as a high-quality, long-term addition to downtown.

**b. Applicable Downtown Design Principles:**

- B. Promote Excellence in Design.
- E. Incorporate Sustainability.
- F. Context Sensitivity.
- G. Preserve and Enhance Historic Character.

**c. Guidelines**

1. Smaller scale, natural materials are encouraged wherever possible, especially on the front façade and near pedestrian areas.

Developments are encouraged to use high quality materials common in Downtown's best buildings in contemporary ways, so long as visual cues with noteworthy buildings are established.

2. The use of sustainably harvested, salvaged, recycled or reused existing products is encouraged wherever possible.
3. When using more than one material on a facade, it is recommended to have one as the dominant theme with others serving to compliment or accentuate the design. For example, the main brick facade is accented with the use of special polished concrete block at the base, with matching concrete lintels to help tie the design together.
4. Employ durable and high-quality materials that show permanence and quality, minimize maintenance concerns and extend the life of the building.
5. Adjacent materials shall be compatible with each other in terms of heat and cold expansion for the long-term durability of the building.



Fig. B.10.c.1 creative materials create a lighter expression at the top of the building



Fig. B.10.c.2 salvaged material integrated into the ground level facade in a prominent manner



## B. Building Design

### 11. Materials, Cont'd



Fig. B.10.d.1 (1) high quality finish materials are contrasted wisely to create a pleasing and unified design



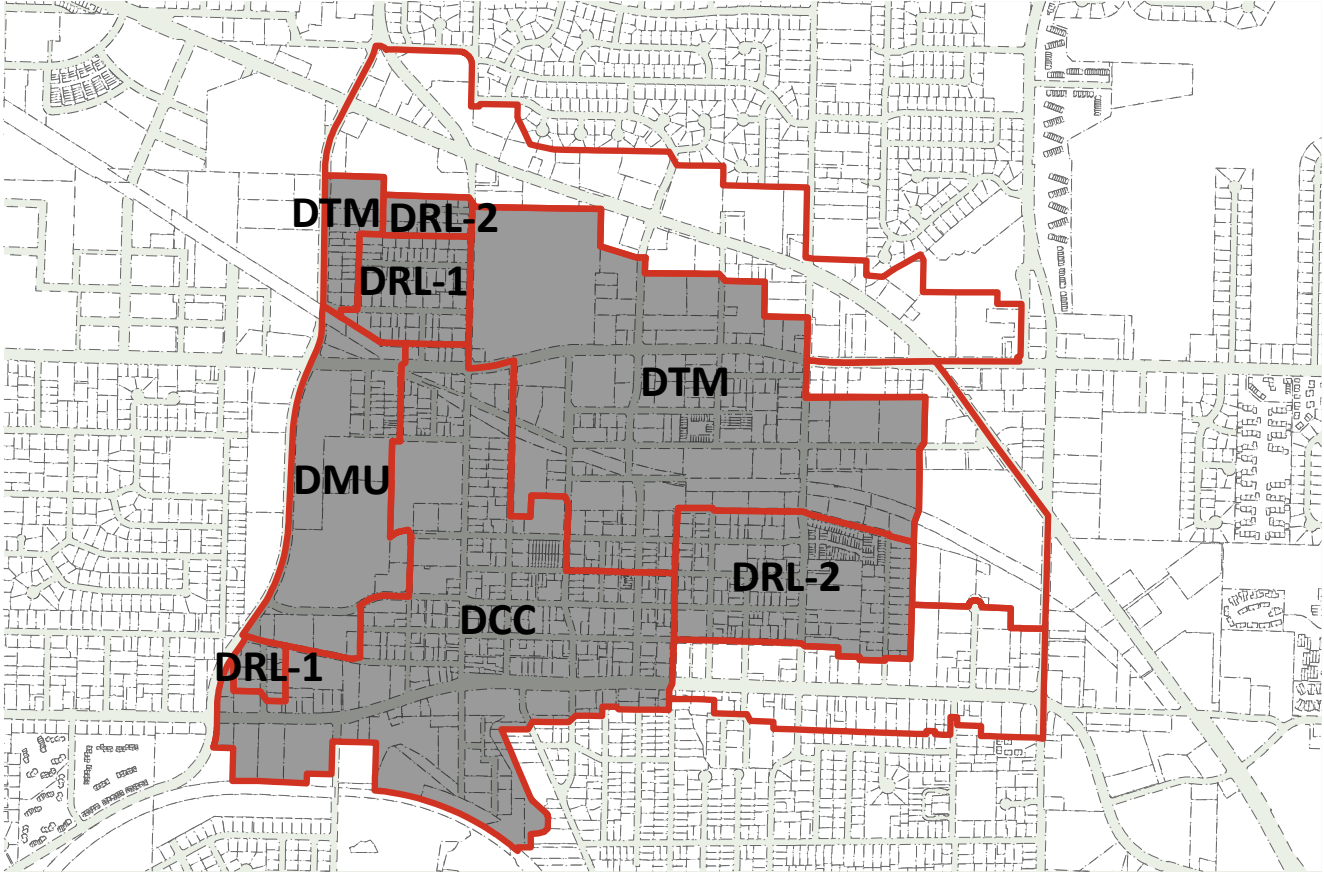
Fig. B.10.d.1 (2) The use of IPE, a Brazilian hardwood, adds a natural and durable quality to the facade

#### d. Standards:

1. The following primary materials shall be utilized on 65% of the building facade or greater:
  - a. Brick or tile masonry
  - b. Stucco
  - c. Wood siding and Wood Simulation Materials (such as Prodema)
  - d. Hardie-Plank
2. The following materials are prohibited as primary cladding on new building facades:
  - a. Vinyl
  - b. Corrugated metal
  - c. T-111 Plywood
3. The following secondary materials are permitted on no greater than 35% of building facade.
  - a. Metal
  - c. Pre-cast Masonry
4. The following materials are permitted as accent materials on no greater than 5% of the facade as trims or accents (e.g., flashing, projecting features, ornamentation, etc.)
  - a. Metals such as copper, iron, bronze and similar appearance metals as trims or accents
  - b. flashing, projecting features, ornamentation, etc.
  - c. Tile
  - d. Split-faced or standard block (for piers and foundation walls)
  - e. Gypsum Reinforced Fiber Concrete (for trim elements only)
5. Building Base Materials: Commercial ground level facades shall predominately consist of brick, tile masonry, or pre-cast masonry.
6. Change in Materials: Side and rear elevations that do not face a street, public parking area, pedestrian walkway or plaza and are not visible from an adjacent public street may utilize changes in materials in the interest of affordability, provided that the design is consistent with the overall composition of the building.

intentionally blank

# Design Guidelines and Standards: Specific Downtown Sub-Districts



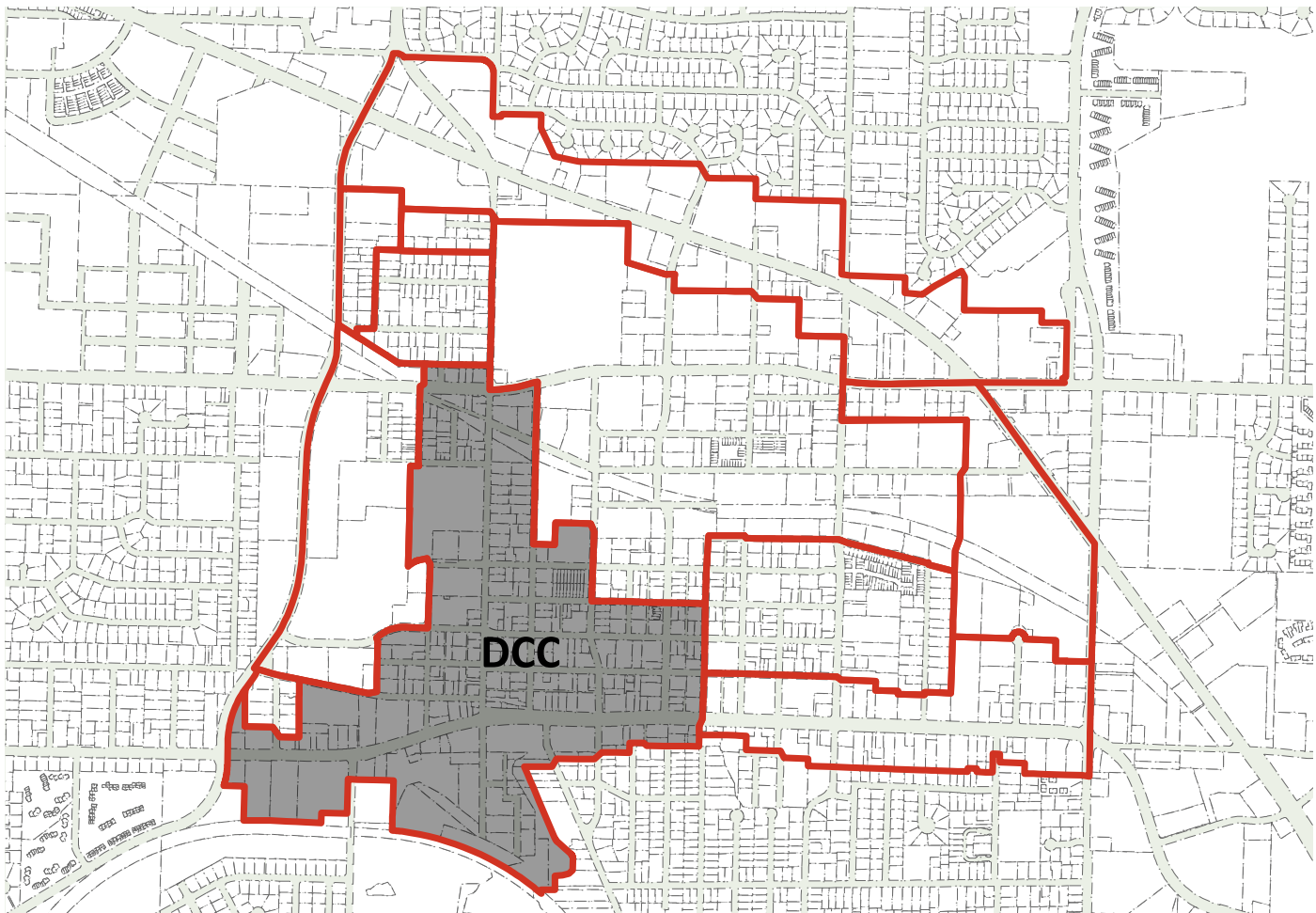
# 4.1152 Design Guidelines and Standards

## Downtown Commercial Core (DCC)

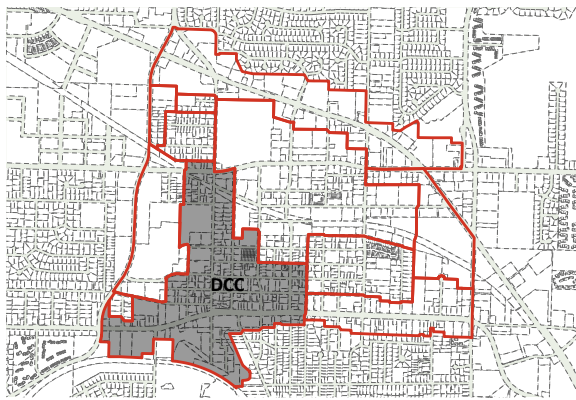
This is the City’s long-standing center and features unique local businesses, small-scale storefronts, and intimate sidewalks. Main Avenue has a small-scale, walkable quality appreciated by residents. This Sub-District is intended to preserve this small-scale character on Main Avenue while encouraging an active, engaging mix of old and new. The DCC allows a wide range of uses – residential, office, retail, service – that will help create a vibrant Sub-District that is active most of the day.

This section does not apply to single-family detached or duplex dwellings, unless specified in 4.1130. Guidelines and standards under the “All Development” heading or without a heading apply to all developments except single-family detached, duplex, and single-family attached dwellings. Those under the “Non-Residential” heading apply to all development that are not residential, such as commercial, mixed-use, live-work, and employment uses. Those under the “Residential” heading apply only to attached dwellings on a single lot, unless otherwise specified.

Map 4.1152: Downtown Commercial Core Sub-District







## 4.1152 Design Guidelines and Standards Downtown Commercial Core (DCC)

### A. Site Design



Fig. A.4.C.1 Parking garage structure lined by retail uses.

## 4. Structured Parking/Parking Lot Screening

**a. Intent:** To mitigate breaks in the desired continuous building street wall.

**b. Accompanies Design Principles:**

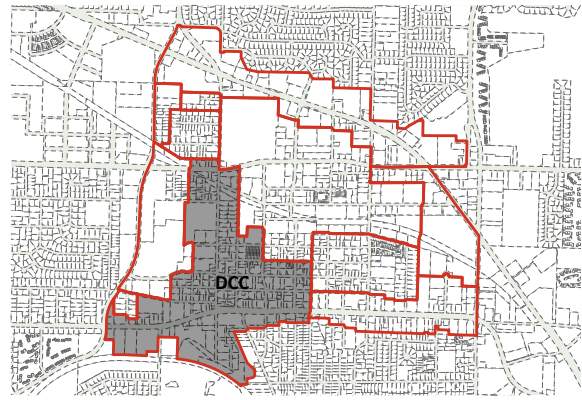
- A. Provide a Vibrant Mix of Uses.
- C. Create a Vibrant Public Realm.

**c. Guideline:**

1 and 2. Facades on all sides of the building should be lined with activated uses such as, retail, residences with entries and windows, or offices.

**d. Standards:**

1. Parking lot screening: A structure, such as an architectural fence or low masonry wall 3 feet and 6 inches in height shall be built at the back edge of the sidewalk.
2. Structured parking facing pedestrian streets within the district shall be lined with uses that provide visibility into building interiors. Other sides of the building shall be treated with other architectural or landscaping means to break up and screen the blank wall surface.



# 4.1152 Design Guidelines and Standards Downtown Commercial Core (DCC)

## B. Building Design

### 1. Massing

**a. Intent:** To reinforce the prevailing human scale quality of the district.

**b. Applicable Downtown Design Principles:**

- D. Create strong connections between Plan Districts and Sub-Districts.
- H. Create Appropriate Transitions in Height, Bulk and Scale

**c. Guideline:**

1. Employ design strategies and incorporate architectural elements that reinforce the Downtown core's unique and positive qualities; in particular, compatible design should respect the scale and massing of adjacent buildings.
2. New development should employ appropriate height and massing transitions to adjacent buildings.

**d. Standards:**

1. To integrate new development with the scale of its surroundings, buildings shall provide an upper level step back above 35 feet. This can be counted towards meeting the project's Downtown Massing requirement.
2. Within 50 feet of lower rise, residential district, the height of that portion of the structure within 50 feet of the property line shall not exceed 35 feet.

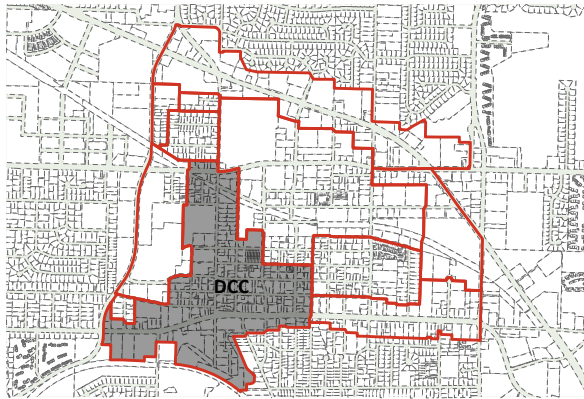


Fig. B.1.c.1 Simple massing emphasizes deep openings that create shadow lines in this "background" building.



Fig. B.1.d.1 Height steps down toward a residential zone

APPLIES TO ALL DEVELOPMENT IN DISTRICT:



4.1152 Design Guidelines and Standards  
Downtown Commercial Core (DCC)

B. Building Design

## 2. Facade Articulation

**a. Intent:** To reinforce the positive architectural attributes of the immediate area and recognize the unique and evolving historical and cultural character of the downtown core.

**b. Applicable Downtown Design Principles:**

- B. Promote Excellence in Design.
- C. Create a Vibrant Public Realm.
- E. Incorporate Sustainability.
- G. Preserve and Enhance Historic Character.

**c. Guideline:**

1. A cohesive and continuous building street wall, composed of a stock of well-built, “background” buildings is the backbone of a quality downtown. However, buildings striving to have a heightened civic or social function are encouraged to include more visually prominent and dramatic architectural elements.
2. Consider retaining historically or architecturally significant buildings on a site through adaptive use.
3. Rehabilitate and restore historically significant buildings on a site according to the Secretary of Interior’s Section 106 Standards.



Fig. B.2.c.2.1. former warehouse gets a new life as a residential building

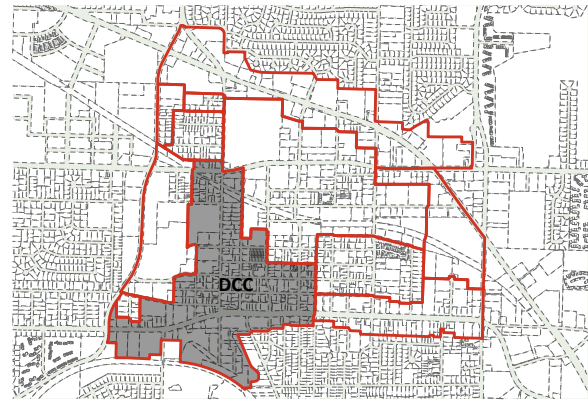


Fig. B.2.c.2.2. civic buildings can depart from conventional design standards



4.1152 Design Guidelines and Standards  
Downtown Commercial Core (DCC)

B. Building Design



2. Facade Articulation, cont'd

d. Standards:

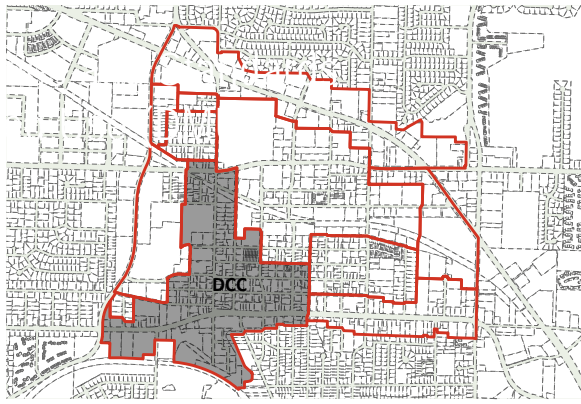
1. The architectural character of adjacent historic or noteworthy building shall be complemented, however imitation of historical styles is discouraged. New buildings shall accomplish this by taking visual cues from the immediate area and interpreting them in a contemporary manner. This includes:
  - a. Establishing a base, middle and top
  - b. Recessed, rather than strip windows on upper levels are required
  - c. Horizontal datum lines, such as belt lines and cornices shall line up with adjacent facades if applicable



Fig. B.2.d.1 examples of cornice line treatment (left) and window treatments (right).



APPLIES TO ALL DEVELOPMENT IN DISTRICT:



4.1152 Design Guidelines and Standards  
Downtown Commercial Core (DCC)

## B. Building Design

### 3. Ground-Level Details

**a. Intent:** To accommodate public use at the ground floor in order to promote a socially and visually stimulating Downtown core.

**b. Applicable Downtown Design Principles:**

- B. Promote Excellence in Design.
- C. Create a Vibrant Public Realm.

**c. Guidelines:**

**All Development**

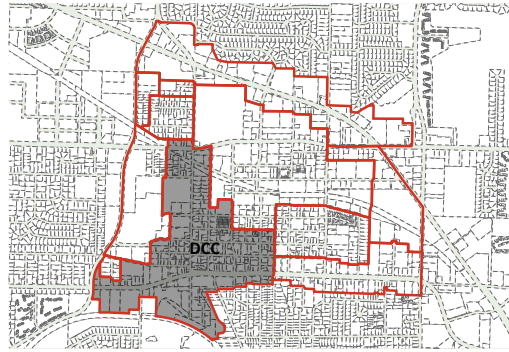
1. Give greater attention to the detail at the street level, including a variety of elements that emphasize artistry and uniqueness, such as artwork, color and materials.

**Non-Residential**

2. Elements such as separate storefront display windows, shop entrances, exterior light fixtures, awnings and overhangs should be designed to show creativity and individual expression in the design of the ground-level façade.



Fig. B.3.c.1 a robust array of building components and ornamental detail



## 4.1152 Design Guidelines and Standards Downtown Commercial Core (DCC)

### 3. Ground-Level Details, cont'd

#### d. Standards:

##### Non-Residential

1. Commercial buildings shall be designed to encourage multi-tenant occupancy and walk-in traffic at the street level. The following shall be incorporated:
  - a. 15-20 feet-wide bays framed by columns or pilasters; and
  - b. Segmented sign band or fascia; and
  - c. Overhead cover such as canopies or awnings scaled and integrated into individual bays.
2. Five elements from the list in B.3, Ground Level Details in the Downtown-wide Design Standards shall be required.

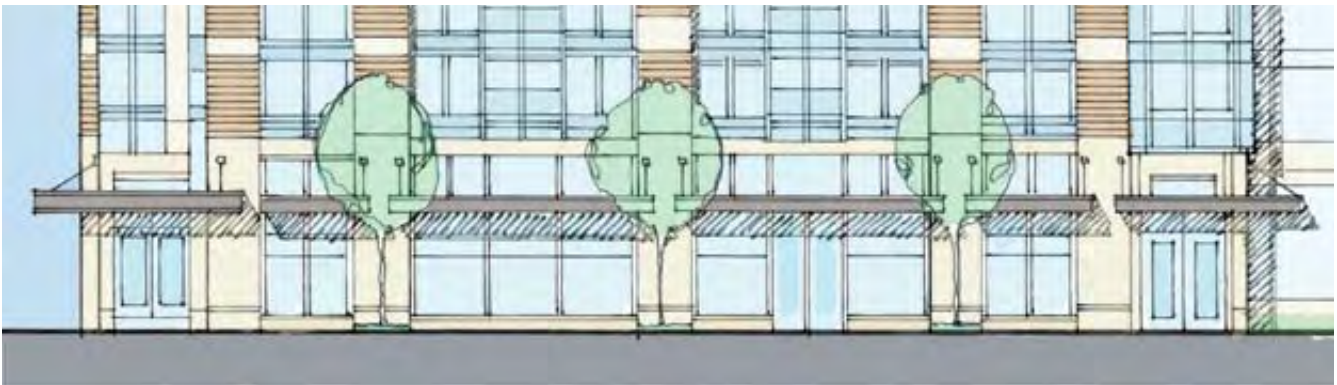


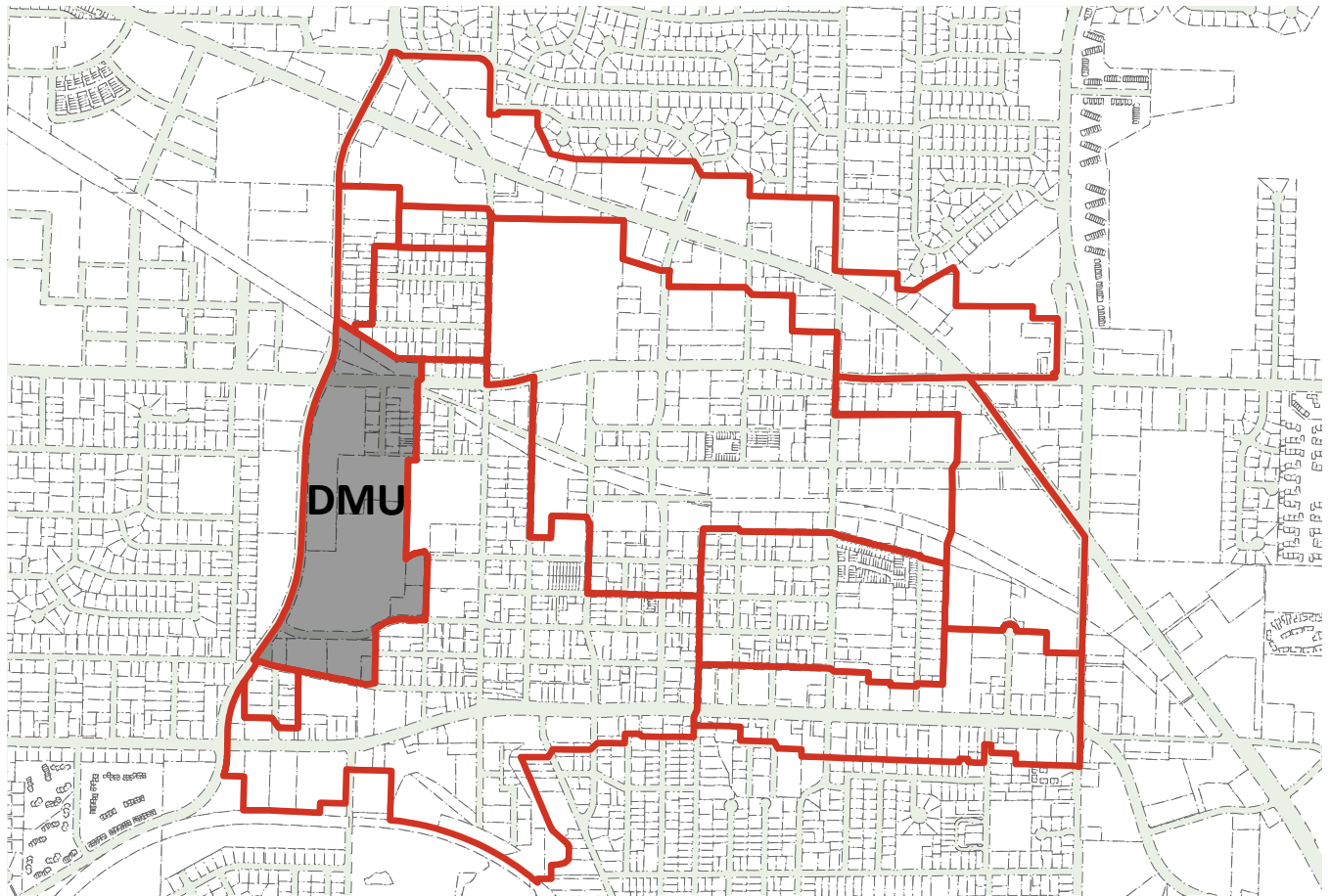
Fig. B.3.d.1 ground level details organized into 15- to 20-foot-wide intervals

# 4.1153 Design Guidelines and Standards: Downtown Mixed-Use (DMU)

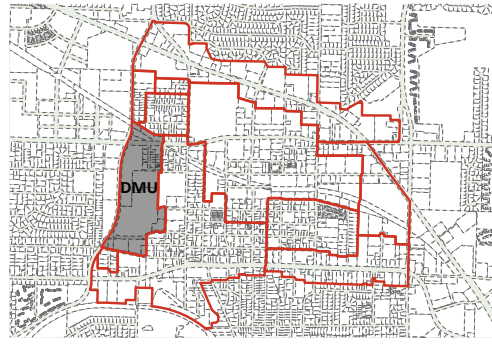
This Sub-District is intended to evolve over time from shopping center largely organized around automobile trips and parking into a mixed-use Sub-District with jobs, housing and retail opportunities. This full-service Sub-District will contain new shopping streets, public spaces and better pedestrian and automobile connections to the DCC Sub-District. This Sub-District allows a mixture of residential, employment and retail uses. It allows denser urban housing as well as larger office buildings. It also allows the most intense, tallest development in Downtown.

This section does not apply to single-family detached or duplex dwellings, unless specified in 4.1130. Guidelines and standards under the “All Development” heading or without a heading apply to all developments except single-family detached, duplex, and single-family attached dwellings. Those under the “Non-Residential” heading apply to all development that are not residential, such as commercial, mixed-use, live-work, and employment uses. Those under the “Residential” heading apply only to attached dwellings on a single lot, unless otherwise specified.

Map 4.1153: Downtown Mixed-Use Sub-District







# 4.1153 Design Guidelines and Standards Downtown Mixed Use (DMU)

## A. Site Design

### 3. Walkways

**a. Intent:** To ensure that new development is sited and designed to encourage pedestrian safety and access, connections, and activity throughout the district.

**b. Applicable Downtown Design Principles:**

- C. Create a Vibrant Public Realm.
- D. Create strong connections between Plan Districts and Sub-Districts.

**c. Guidelines:**

1. Larger projects should incorporate frequent passage-ways.
2. Consider using architectural features to further enhance the pedestrian experience in these important community connectors:
  - a. Special paving
  - b. Landscaping
  - c. Lighting such as lighted bollards along the walkway and accent lighting on abutting structures
  - d. Trellis

**d. Standards:**

1. Through block walkways shall be required for new development every 200-300 feet.
2. Walkways shall be at least 10 feet wide and incorporate lighting for pedestrian safety.



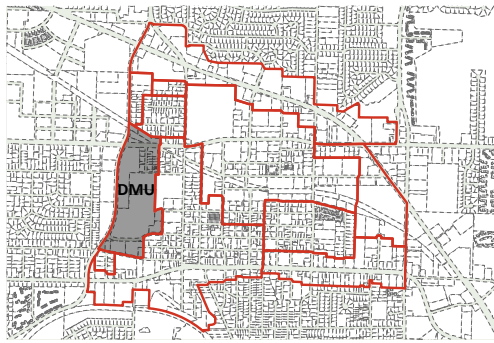
A.3.c.1 & 2 walkways with lighting and pedestrian amenities



A.3.c.1 & 2 walkways with lush landscaping



APPLIES TO ALL DEVELOPMENT IN DISTRICT:



## 4.1153 Design Guidelines and Standards Downtown Mixed Use (DMU)

### A. Site Design



A.4.c.1 (1) active uses at the ground floor



A.4.c.1 (2) parking structure lined with well designed facade

## 4. Structured Parking Screening

**a. Intent:** To mitigate the potential blank wall surfaces of structured parking in high density, mixed use and commercial buildings envisioned for these Sub-Districts.

**b. Applicable Downtown Design Principles:**

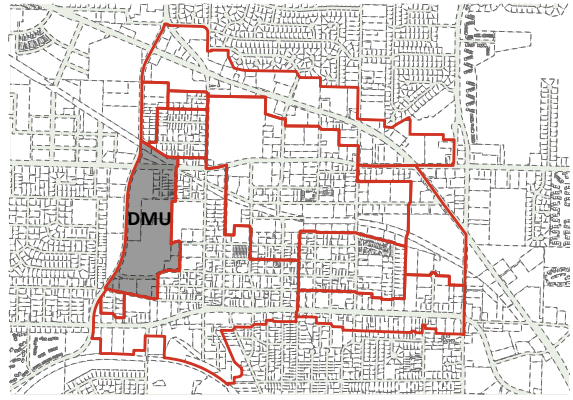
- A. Provide a Vibrant Mix of Uses.
- C. Create a Vibrant Public Realm.

**c. Guidelines:**

1. Along urban commercial streets, facades on all sides of the building should be lined with active retail spaces or residences with entries and windows.
2. Uses lining parking structures should incorporate transparent glass to allow for visual interaction with the building interior from pedestrian areas.

**d. Standards:**

1. Structured parking facing pedestrian streets within the district shall be lined with uses that provide visibility into building interiors. Other sides of the building shall be treated with other architectural or landscaping means to break up and screen the blank wall surface.
2. Refer to ground-level details standards for appropriate treatment of activated facades.



## 4.1153 Design Guidelines and Standards Downtown Mixed Use (DMU)

### B. Building Design

#### 1. Massing

**a. Intent:** To create a step in perceived height, bulk and scale between buildings on zone edges.

**b. Applicable Downtown Design Principles:**

- B. Promote Excellence in Design.
- H. Create Appropriate Transitions in Height, Bulk and Scale.

**c. Guidelines:**

1. In some cases, careful siting and design treatment may be sufficient to achieve reasonable transition and mitigation of these impacts. For example, the use of architectural style, details (such as roof lines, cornices or fenestration), color, or materials that derive from the less intensive zone is one technique to consider.
2. Buildings should demonstrate, through the use of architectural style, details, color and materials that an appropriate transition from a less intensive to more intensive use zone is created.

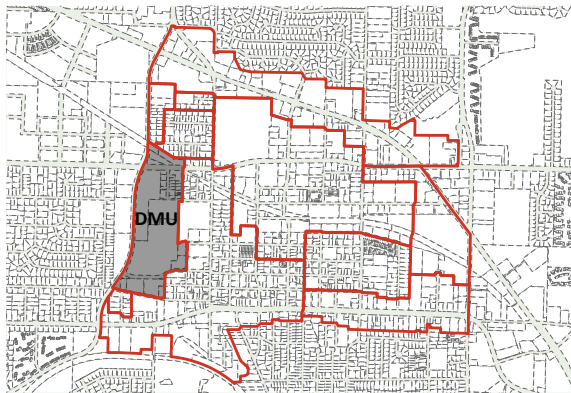
**d. Standard:**

1. Within 50 feet of Sub-Districts with a 45 feet height limit, no portion of the building shall be higher than 45 feet.



Fig. B.1.c.1 massing forms take cues from less intensive residential areas

APPLIES TO ALL DEVELOPMENT IN DISTRICT:



4.1153 Design Guidelines and Standards  
Downtown Mixed Use (DMU)

B. Building Design

# 9. Gateways

**a. Intent:** To reinforce community gateways through the use of architectural elements, streetscape features, and public spaces.

**b. Applicable Downtown Design Principles:**

- C. Create a Vibrant Public Realm.
- D. Create strong connections between Plan Districts and Sub-Districts.
- E. Incorporate Sustainability.

**c. Guidelines:**

1. Gateways shall take advantage of opportunities to showcase sustainable features such as green walls, use of salvaged or recycled materials, unique storm water treatments, etc.
2. Gateways are transition locations and opportunities for announce that visitors are entering a special place. Developments at gateway locations should mark entry or departure points to a district for automobiles and pedestrians by providing a combination of significant public open space (plazas, fore-courts, greens), interesting building orientation and signage, lighting, artwork and façade treatments.
3. Gateways should embrace opportunities to frame or directly link other areas of interest.



Fig. B.8.c.2 (1) building form and generous ground floor height mark entry into the neighborhood business district



Fig. B.8.c.2 (2) marker embedded inside walk to denote area of special interest

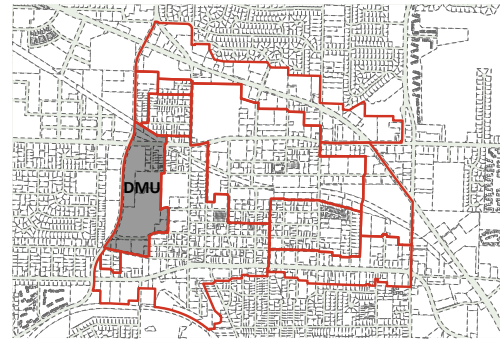


Fig. B.8.c.3 gateway plaza leads the eye into the downtown core



## 4.1153 Design Guidelines and Standards Downtown Mixed Use (DMU)

### B. Building Design



## 9. Gateways, cont'd

### d. Standards:

1. Developments at gateway locations shall provide 1 square foot of public space for every 20 square feet of building floor area.
2. Gateway public space shall include the following:
  - a. hardscaping
  - b. landscaping
  - c. pedestrian scaled lighting
  - d. seating (formal or informal)
3. Buildings shall be sited to allow for visual connections to significant landmarks

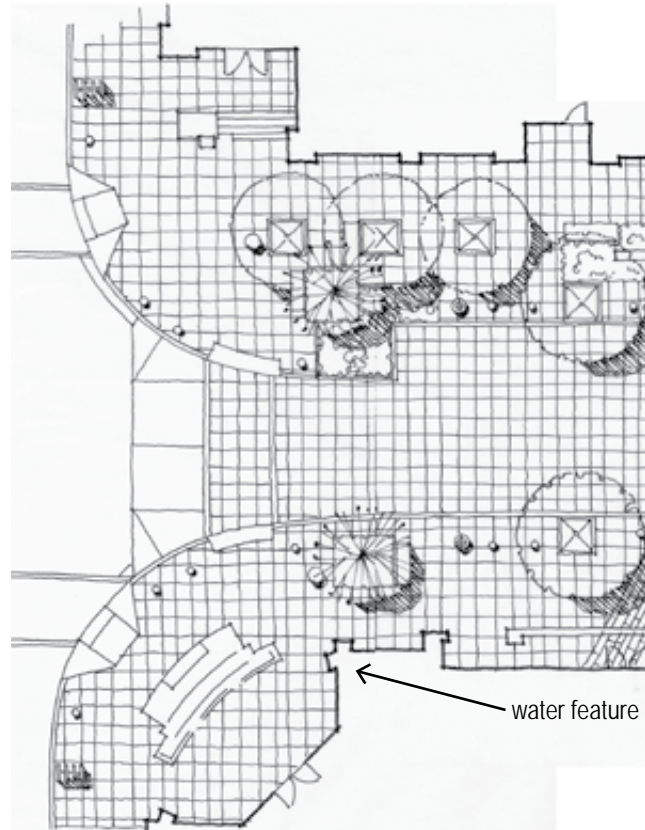


Fig. A.2.d.1 & 2 gateway plaza design with special hardscape, landscape and water features

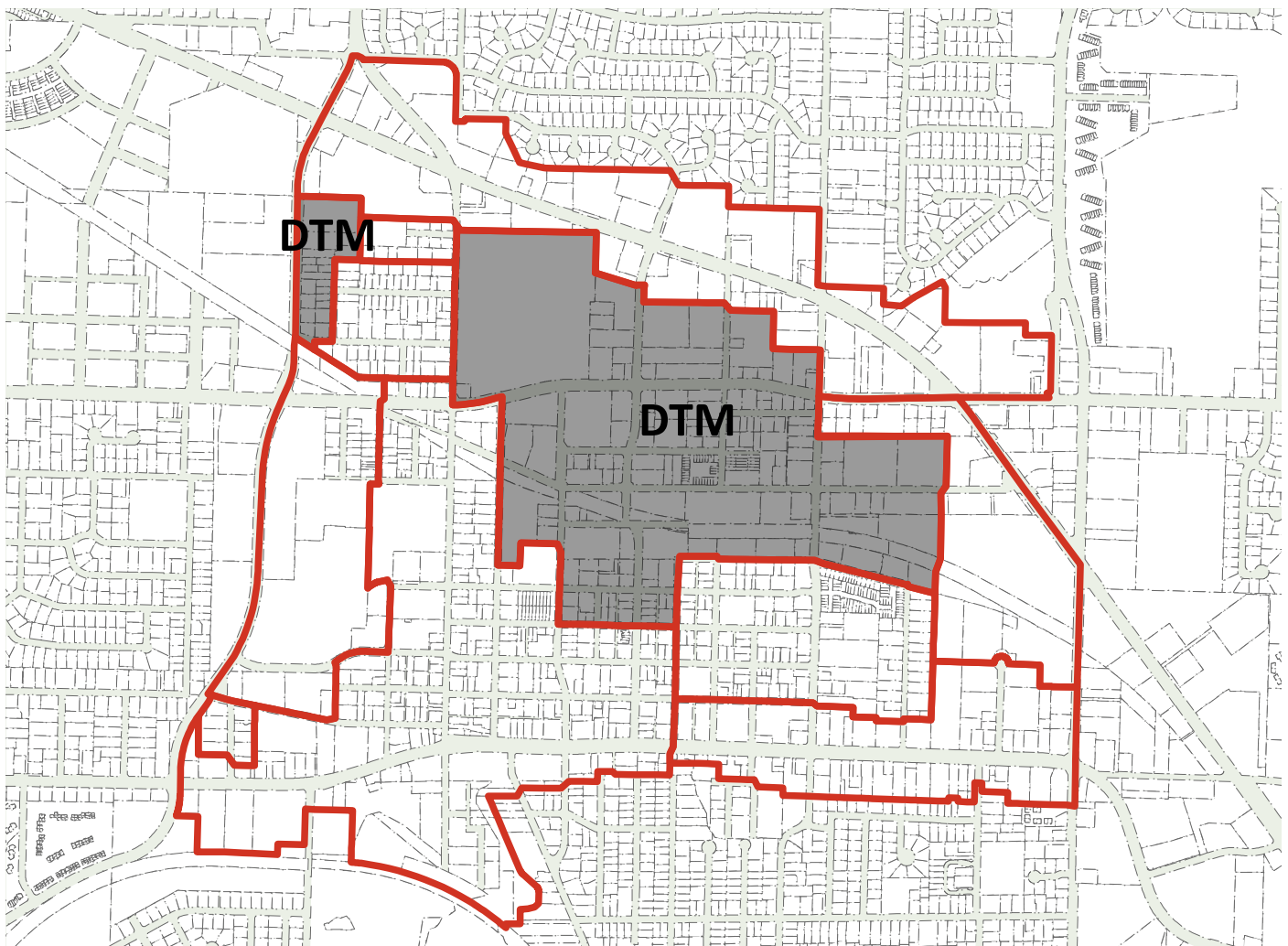


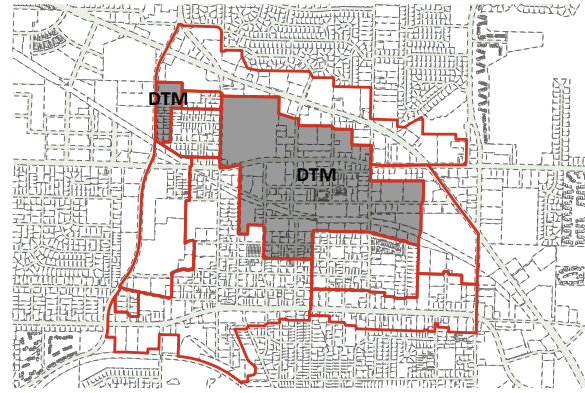
## 4.1154 Design Guidelines and Standards: Downtown Transit Mid-Rise (DTM)

This mixed-use Sub-District provides a mid-rise, mixed-use character in the center of Downtown near its light-rail stations. Because of its proximity to transit, this Sub-District provides opportunities for those who live Downtown to buses and light rail to get to jobs and other destinations. It also supports the creation of employment uses Downtown so those who live outside the Downtown have easy access to work. It also supports the continued presence of institutional uses, such as government offices. This Sub-District allows a mix of residential, commercial and employment uses at a mid-rise intensity.

This section does not apply to single-family detached or duplex dwellings, unless specified in 4.1130. Guidelines and standards under the “All Development” heading or without a heading apply to all developments except single-family detached, duplex, and single-family attached dwellings. Those under the “Non-Residential” heading apply to all development that are not residential, such as commercial, mixed-use, live-work, and employment uses. Those under the “Residential” heading apply only to attached dwellings on a single lot, unless otherwise specified.

Map 4.1154: Downtown Transit Mid-Rise Sub-District





## 4.1154 Design Guidelines and Standards Downtown Transit Mid-Rise (DTM)

### A. Site Design

## 1. Integrated Site Planning

**a. Intent:** To limit breaks in the street wall and minimize conflicts between vehicles and pedestrians.

**b. Applicable Downtown Design Principles:**

C. Create a Vibrant Public Realm.

**c. Guideline:**

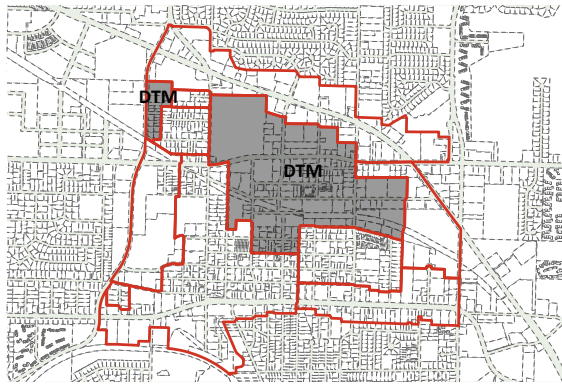
1. Design alleys as attractive, safe and accessible public spaces.

**d. Standard:**

1. For development sites greater than 40,000 square feet, preference for vehicle access shall be the alley (new or existing).



Fig. A.1.c.1 example of an appealing alley environment



## 4.1154 Design Guidelines and Standards Downtown Transit Mid-Rise (DTM)

### A. Site Design

## 2. Publicly Accessible Spaces

**a. Intent:** To maximize opportunities for creating usable, attractive, well-integrated open space.

**b. Applicable Downtown Design Principles:**

- C. Create a Vibrant Public Realm.
- D. Create strong connections between Plan Districts and Sub-Districts.

**c. Guidelines:**

1. Encourage the presence of a well-defined outdoor space with visual and physical connection to the street. Consider linking outdoor spaces with comfortable paths to create a network of spaces.
2. Low Impact Development design strategies are especially encouraged, such as: rain gardens, pervious paving, xeriscaping, etc.

**d. Standard:**

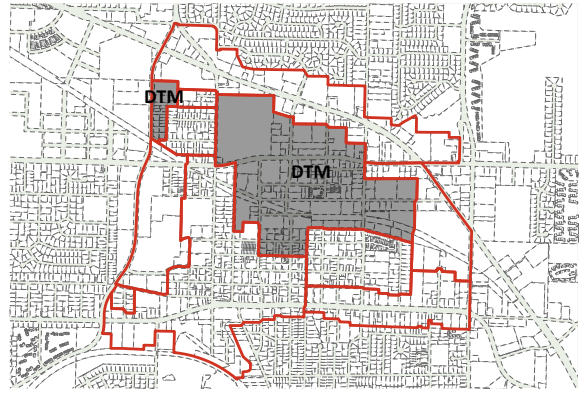
1. Ground-level open spaces shall be designed to contribute to a “livable neighborhood” urban setting and must incorporate one of the following:
  - a. Planted interior courtyard, minimum 600 square feet or 5% of the lot, whichever is greater
  - b. fore-court, minimum 600 square feet or 5% of the lot, whichever is greater
  - c. gardens, minimum 300 square feet
  - d. shared space design that incorporates access for a variety of travel modes, recreation/leisure opportunities and/or open space, if approved by the Manager of Design Commission.



Fig. A.1.c.1 courtyard housing with entries facing directly on open space

## 4.1154 Design Guidelines and Standards Downtown Transit Mid-Rise (DTM)

### A. Site Design



## 3. Walkways

**a. Intent:** To ensure that new development are sited and designed to encourage pedestrian access, connections, and activity throughout the district.

**b. Applicable Downtown Design Principles:**

- D. Create strong connections between Plan Districts and Sub-Districts.

**c. Guideline:**

1. Larger projects should incorporate frequent passageways. Consider using architectural features to further enhance the pedestrian experience in these important community connectors:
  - a. Special paving
  - b. Landscaping
  - c. Lighting such as lighted bollards along the walkway and accent lighting on abutting structures
  - d. Trellis

**d. Standard:**

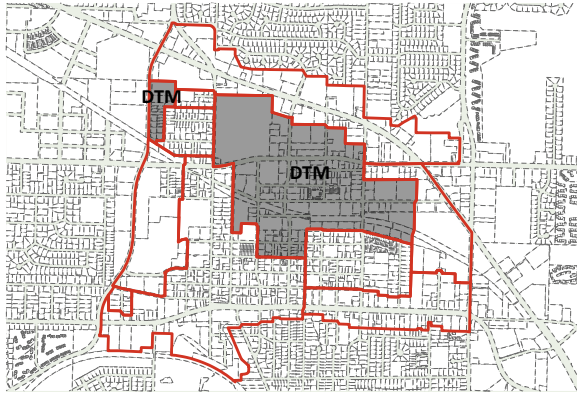
2. Through block walkways shall be required for new development every 200 feet. Walkways shall direct pedestrians from parking areas to buildings, streets and public spaces.



Fig. A.3.c.1 network of pedestrian walkways is particularly important to support a transit oriented setting



APPLIES TO ALL DEVELOPMENT IN DISTRICT:



4.1154 Design Guidelines and Standards  
Downtown Transit Mid-Rise (DTM)

## B. Building Design

### 1. Massing

**a. Intent:** To respect urban residential development patterns.

**b. Applicable Downtown Design Principles:**

F. Context Sensitivity.

**c. Guideline:**

1. Employ other design strategies and incorporate architectural elements to break up the building into intervals appropriate for an urban residential setting.

**d. Standard:**

1. To integrate new development with the scale of its surroundings, no residential or mixed-use building mass shall be longer than 200 feet.



Fig. B.1.c.1 (1) residential building elements such as balconies, dormers and exterior staircases can be used to break up the massing of larger residential buildings

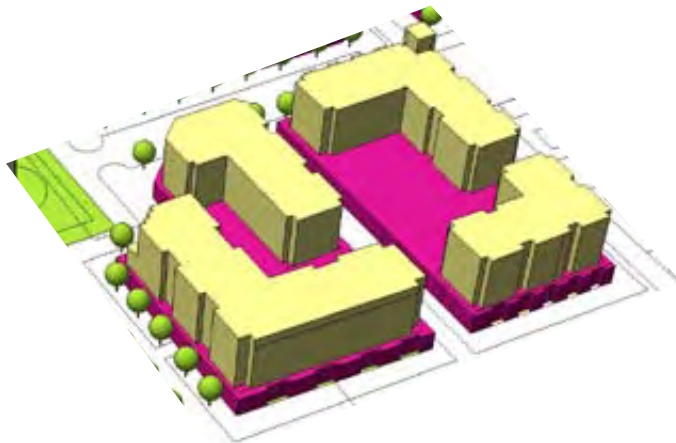
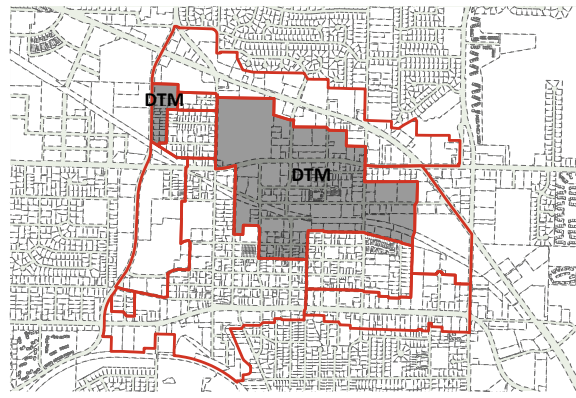


Fig. B.1.c.1 (2) individual building mass limited to 200 feet in length



4.1154 Design Guidelines and Standards  
Downtown Transit Mid-Rise (DTM)

B. Building Design

2. Facade Composition

**a. Intent:** To design building facades that reflect the residential uses contained within.

**b. Applicable Downtown Design Principles**

- B. Promote Excellence in Design.
- H. Create Appropriate Transitions in Height, Bulk and Scale

**c. Guidelines:**

1. Appropriate massing transitions such as stepping back the facade, should be considered for developments adjacent to low rise residential uses
2. Incorporate design elements to reflect residential character, such as changes in materials and openings that create shadow lines.

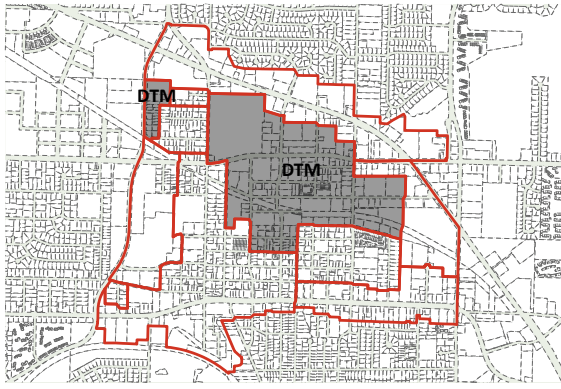
**d. Standards:**

1. Urban housing shall place a strong visual emphasis on the street with offsets, bay windows or projecting or recessed balconies every 30 feet.
2. Buildings shall be no taller than 45 feet within 50 feet of low rise residential uses.



Fig. B.2.c.1 & 2 an attractive facade rhythm using traditional residential building components such as bay windows, stoops and double hung windows

APPLIES TO ALL DEVELOPMENT IN DISTRICT:



## 4.1154 Design Guidelines and Standards Downtown Transit Mid-Rise (DTM)

### B. Building Design



Fig. B.3.c.1 a live-work facade

### 3. Ground Level Details

**a. Intent:** To accommodate public use at the ground floor in order to promote a social interaction.

**b. Applicable Downtown Design Principles**

A. Provide a Vibrant Mix of Uses.

**c. Guideline:**

**All Development**

1. Consider designing the first level of the building to accommodate commercial or live/work uses in the future.

**d. Standards:**

**All Development**

1. Main building entrances shall be oriented to directly face the primary street.

**Residential**

2. The ground level of new developments shall be designed to commercial standards.

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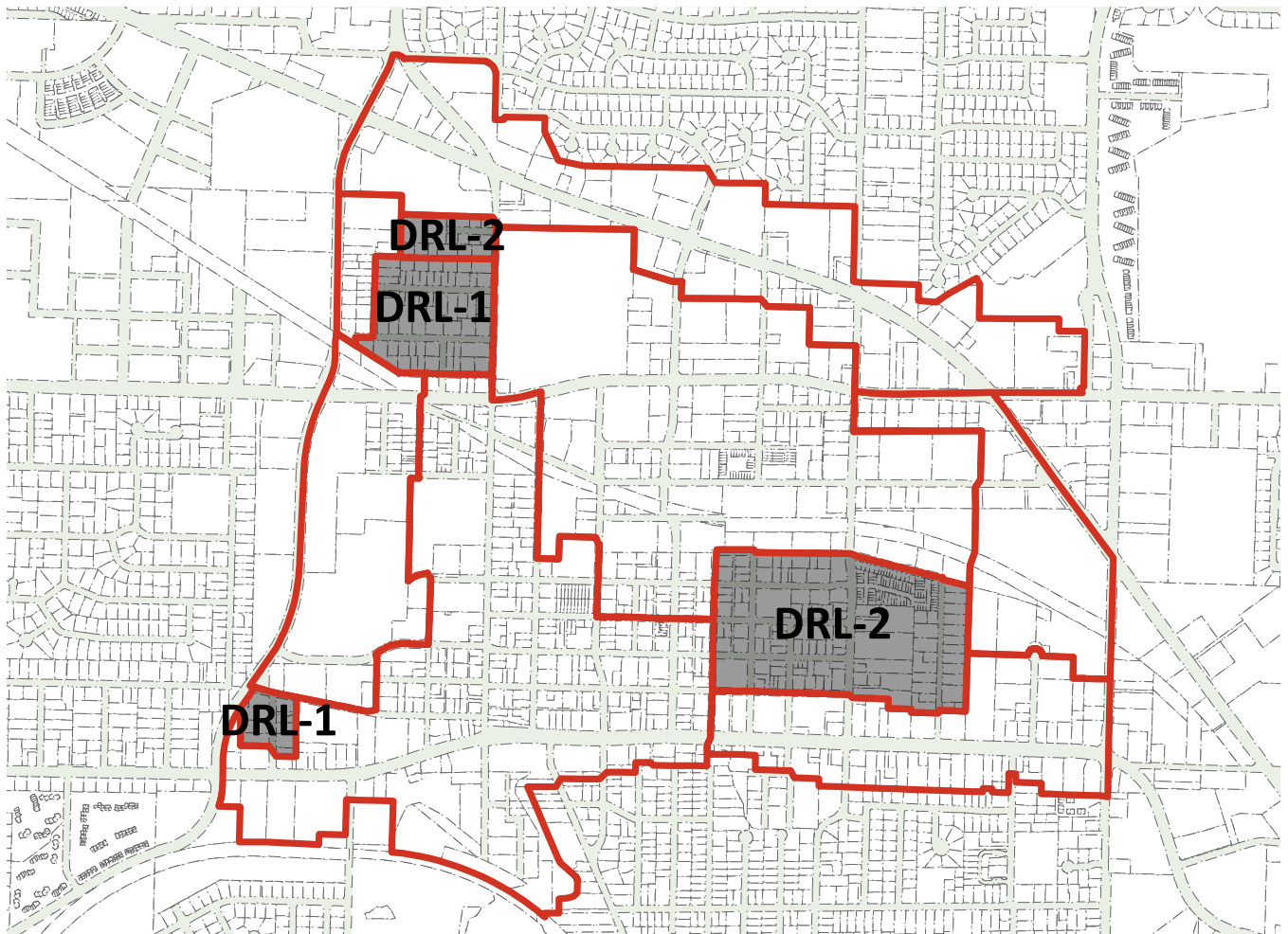


# 4.1155 Design Guidelines and Standards Downtown Residential Low-Rise (DRL)

This Sub-District encourages sensitive multi-family infill development in established residential neighborhoods to gently add a broader mix of housing choices and provide more density to take advantage of the area's proximity to transit and nearby shopping and job centers. Single-family houses can remain, and some limited, small-scale commercial uses are allowed where appropriate. This Sub-District encourages residential buildings to add to the quality and character of Downtown, and it is intended to create distinctive, walkable neighborhoods within a short distance of transit and the Downtown core.

This section does not apply to single-family detached or duplex dwellings, unless specified in 4.1130. Guidelines and standards under the "All Development" heading or without a heading apply to all developments except single-family detached, duplex, and single-family attached dwellings. Those under the "Non-Residential" heading apply to all development that are not residential, such as commercial, mixed-use, live-work, and employment uses. Those under the "Residential" heading apply only to attached dwellings on a single lot, unless otherwise specified.

Map 4.1155: Downtown Residential Low-Rise Sub-District



## 4.1155 Design Guidelines and Standards Downtown Residential Low-Rise (DRL)

### A. Site Design

# 1. Integrated Site Planning

**a. Intent:** To respect the existing development patterns in the area.

**b. Applicable Downtown Design Principles:**

- F. Context Sensitivity.
- H. Create Appropriate Transitions in Height, Bulk and Scale

**c. Guidelines:**

**Residential**

1. Consider single-family development patterns in the front yard site design of multi-family development when adjacent to single family developments.
2. Consider a combination of landscaping and structural elements to buffer multi-family activities from adjacent single-family residences.

**d. Standards:**

**Residential**

1. When a multi-family project is adjacent to a single-family residence, the building's front setback shall be within 5 feet of the setback provided by the single-family residence. For example, if the single-family setback is 20 feet, then the multi-family setback shall be set back 15 feet. This standard shall not cause a front setback to exceed 15 feet.
2. A 10-foot buffer shall be provided between the multi-family development and property lines abutting a single family line. Site obscuring landscaping shall be required, including a 6-foot, site-obscuring fence with shade trees planted a maximum 30 feet on center (2-inch caliper at planting); and/or other landscaping to provide visual buffering approved by the Manager or Design Commission.

APPLIES TO ALL DEVELOPMENT IN DISTRICT:

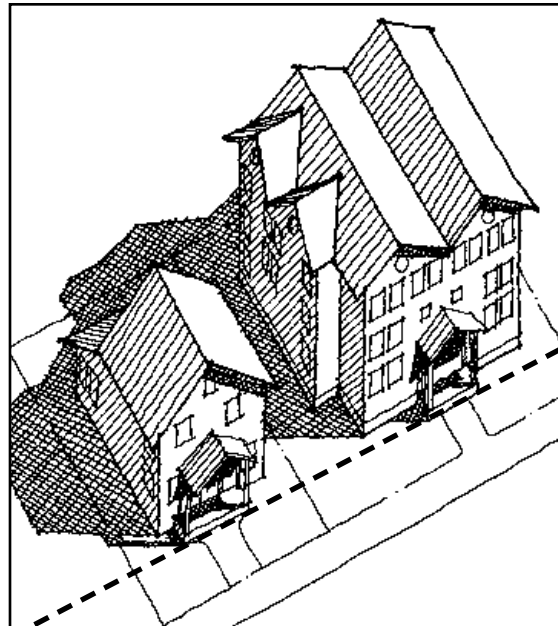
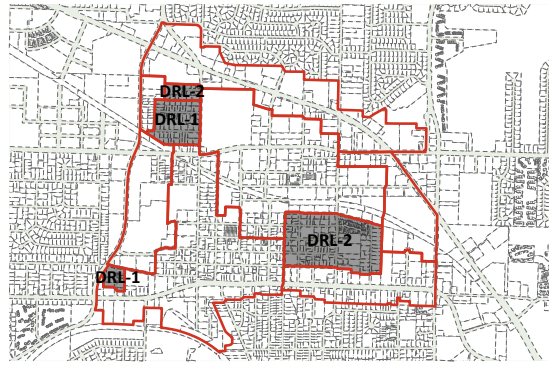
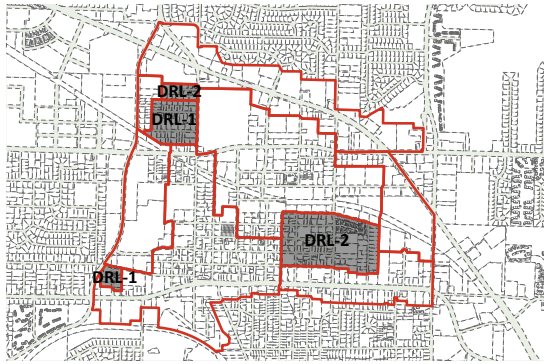


Fig. A.1.c.1 front yard setback compatibility between multi-family development (right) and single family residence (left)

APPLIES TO ALL DEVELOPMENT IN DISTRICT:



## 4.1155 Design Guidelines and Standards Downtown Residential Low-Rise (DRL)

### A. Site Design

## 2. Building Orientation

**a. Intent:** To provide sociable places that offer a sense of security.

**b. Applicable Downtown Design Principles:**

C. Create a Vibrant Public Realm.

**c. Guidelines:**

### Residential

1. Consider providing multiple residential building entrances that activate and are oriented to the street.
2. Consider providing entry porches and stoops as a transitional space between the sidewalk and residential building.

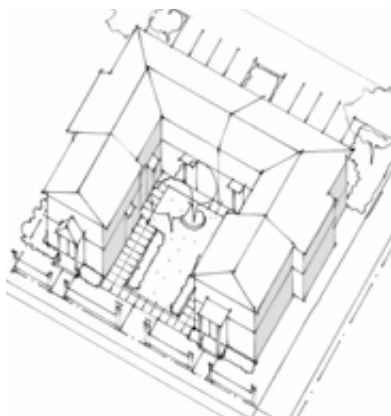
**d. Standards:**

### Residential

1. The front of the buildings within 25 feet of the front line, except for frontages on courtyard space, shall include primary building entrance(s) that face the street.
2. Off-street parking or vehicular circulation shall not be allowed between a building and a street.



Fig. A.2.c.1 & 2 multiple entries and stoops enliven the street with minor grade separations to protect residential privacy



*courtyard housing*

Fig. A.2.c.1 variety of housing types with entrances facing to the street



## 4.1155 Design Guidelines and Standards Downtown Residential Low-Rise (DRL)

### A. Site Design

## 3. Publicly Accessible Open Space

**a. Intent:** To create spaces that are inviting and usable and integrated with the overall design of the project.

**b. Accompanies Design Principles:**

- E. Incorporate Sustainability.
- F. Context Sensitivity.

**c. Guidelines:**

**Residential**

1. Incorporate common outdoor spaces with multi-family projects. Locate and size these spaces so that they are functional and support interaction among residents.
2. Provide a convenient system of outdoor passages that connect residential outdoor spaces and tie these spaces to sidewalks, where feasible.
3. Incorporate pervious pavement and other sustainable features in the design of landscaping and outdoor furnishings.

**d. Standards:**

**Residential**

1. Inclusive of required yards, a minimum of 15% of the gross site area shall be reserved as open space.
2. For multi-family development at densities greater than 15 units per acre, a minimum of 0.15 square feet of common open space shall be required for each square foot of gross residential floor area.

Common open space areas provided to comply with this standard shall be at least 500 square feet with no horizontal dimension less than 15 feet.

APPLIES TO ALL DEVELOPMENT IN DISTRICT:

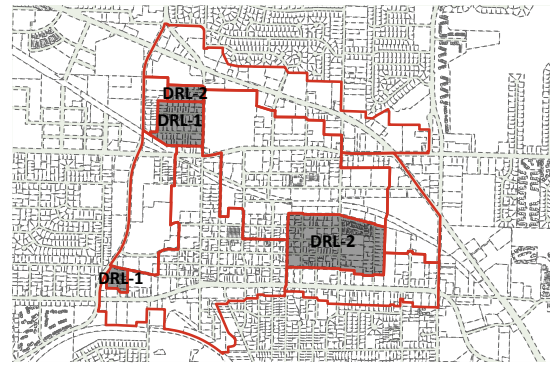


Fig. A.3.c.1 common open space designed to support a range of activities



Fig. A.3.c.3 generous amounts of landscaping and pervious surface



Fig. A.3.c.2 required common open space for multi-family development



APPLIES TO ALL DEVELOPMENT IN DISTRICT:



Fig. A.4.c.1 rich arrangement of understory, shrubbery and trees complements the colorful building design



Fig. A.4.c.2 landscaping in front setback and the sidewalk

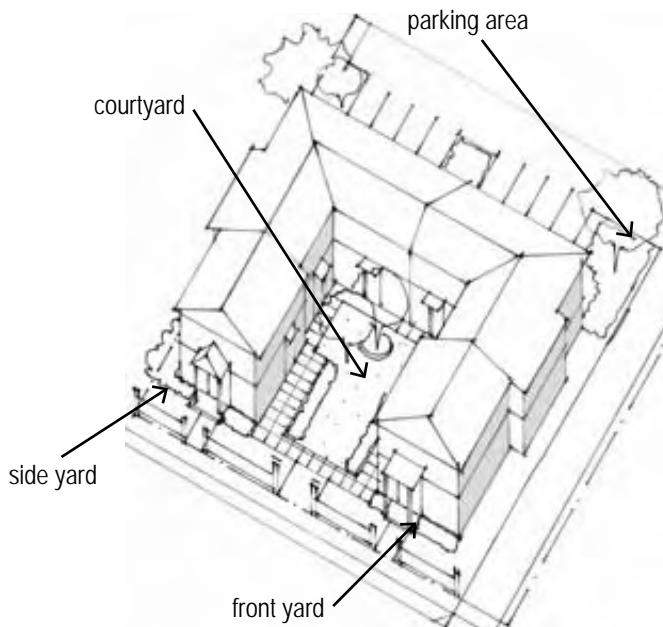


Fig. A.4.c.1 landscaping on a site to meet coverage requirement

## 4.1155 Design Guidelines and Standards Downtown Residential Low-Rise (DRL)

### A. Site Design

#### 4. Landscaping

**a. Intent:** To add landscaping to enhance the residential character of a development and minimize impacts on adjacent properties.

**b. Applicable Downtown Design Principles:**

- E. Incorporate Sustainability.
- F. Context Sensitivity.
- H. Create Appropriate Transitions in Height, Bulk and Scale

**c. Guidelines:**

**All Development**

1. Use a landscape palette that reflects the climate and positive landscape character found in the neighborhood. In general, use a rich yet coordinated palette of landscape materials to provide scale, texture and color.
2. Extend the landscape character to the public realm by providing shade trees in the planting strip and understory that will enhance the street level environment.

**d. Standards:**

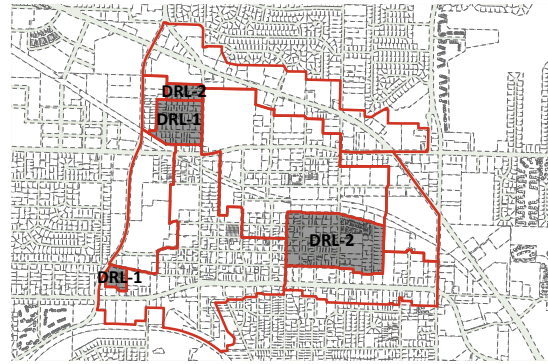
**All Development**

1. A minimum of 15% of the site shall be landscaped with a mix of vegetative ground cover, shrubbery and trees. Trees shall be planted a minimum 2 inches (dbh) in caliper and shrubbery a minimum of 24 inches in height.
2. Planting strips shall be required for all multi-family development on streets. Street trees shall be placed one per every 30 linear feet of street frontage.
3. The use of native and/or drought-tolerant landscaping shall be required, unless alternative plant selection is approved by the Manager or Design Commission. The property owner shall maintain all landscaping.

## A. Site Design

### 5. Pedestrian Circulation

APPLIES TO ALL DEVELOPMENT IN DISTRICT:



**a. Intent:** To provide convenient ways to move through larger development sites, such as from residence to the street, parking areas and open spaces.

**b. Applicable Downtown Design Principle:**

F. Context Sensitivity.

**c. Guidelines:**

#### Residential

1. Establish clear pedestrian connections on-site that are well-marked and accommodating; direct pedestrians to buildings, parking, streets and open spaces.

**d. Standards:**

#### Residential

1. Developments with more than 20 units shall provide pedestrian circulation meeting the following standards:
  - a. An internal walkway system shall connect all buildings on the site and shall connect the dwelling units to parking areas, bicycle parking, storage areas, all recreational facilities and common areas, and abutting sidewalks and pedestrian trails.
  - b. Surface treatment shall be concrete or masonry pavers, at least 5 feet wide.

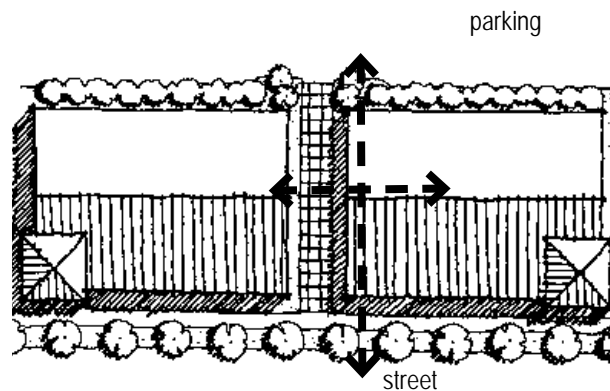
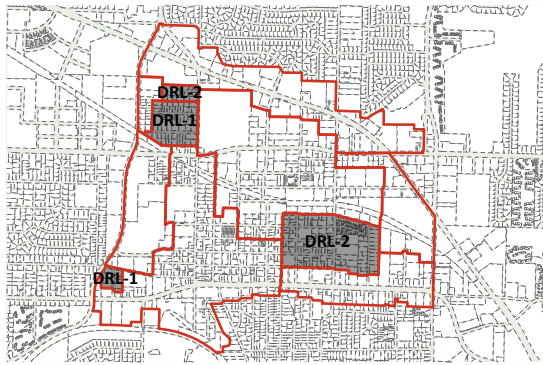


Fig. A.5.c.1 Internal walkway system connections units to parking and the street

APPLIES TO ALL DEVELOPMENT IN DISTRICT:



## 4.1155 Design Guidelines and Standards Downtown Residential Low-Rise (DRL)

### B. Building Design

#### 1. Massing

**a. Intent:** To break down the massing of multi-family development to provide a reasonable scale compatibility with existing residential properties nearby.

**b. Applicable Downtown Design Principles:**

- F. Context Sensitivity.
- H. Create Appropriate Transitions in Height, Bulk and Scale

**c. Guideline:**

1. Consider dividing the structure into modules that are similar in scale to surrounding buildings, if smaller, to reduce the perceived size of a building.

**d. Standards:**

1. Structures shall not have a continuous horizontal distance exceeding 120 feet.
2. Roofs shall have gable, hip or other sloping form (minimum pitch 4:12) with at least a 12-inch overhang.



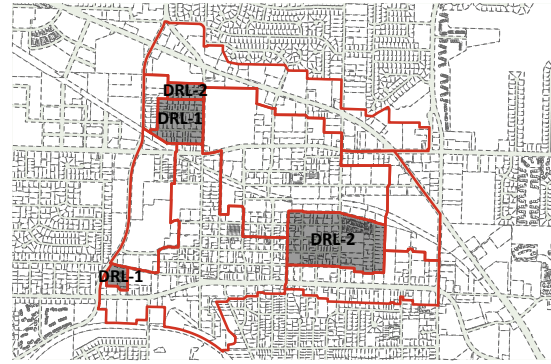
Fig. B.1.d.1 & 2 massing requirements

# 4.1155 Design Guidelines and Standards Downtown Residential Low-Rise (DRL)

## B. Building Design

### 2. Facade Composition

APPLIES TO ALL DEVELOPMENT IN DISTRICT:



**a. Intent:** To express the functional use of residential development in the design of exterior building elevations.

**b. Applicable Downtown Design Principles:**

- B. Promote Excellence in Design.
- F. Context Sensitivity.
- H. Create Appropriate Transitions in Height, Bulk and Scale

**c. Guidelines:**

**Residential**

1. Vary building facades to avoid monotony and add interest to the street. Consider upper floor balconies, bays and windows that overlook the street, enliven the elevation, and communicate the residential function of the building.

**d. Standard:**

**Residential**

1. Building facades shall incorporate design features such as off-sets, balconies, projections, recesses or similar elements to avoid large expanses of uninterrupted building surfaces. Such features shall occur at a minimum of every 30 feet.
  - a. Recesses and projections shall have a minimum depth of 2 feet and minimum length of 4 feet.



Fig. B.2.d.1 facade articulation requirement



## DEFINITIONS

- Awning.** A shelter that provides weather protection, usually constructed of non-rigid canvas or canvas-like materials on a supporting framework that projects from the exterior wall of a building.
- Bay (of building façade).** Any division of a building between vertical lines or planes, especially the entire space between two adjacent supports.
- Bulkhead.** The solid portion of wall below the glass of a storefront window whose purpose is to protect against abrasion or impact loads. The bulkhead is also commonly referred to as a knee-wall.
- Canopy.** An architectural projection that provides weather protection, identity or decoration and is supported by the building to which it is attached. A canopy is comprised of a rigid structure over which a rigid covering is attached. See also sun screen/sun shade.
- Cornice.** The uppermost section of projecting ornamental moldings along the top of a building just below a roof or the top of a wall.
- Design Guidelines.** A set of design parameters for development in design districts that are based on the established Design Principles. The Design Guidelines are discretionary in nature, provide a statement of intent, and are used to evaluate the acceptability of a project's design. Design Guidelines provide the opportunity for creative design flexibility.
- Design Principles.** General statements that will guide the design of the built environment in design districts. They are the connection between general planning goals and policies and implementing Design Guidelines and Standards. Design Principles are normally described by several sentences and usually amplified with graphics such as diagrams, sketches, illustrations, and photographs.
- Design Standards.** A set of 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.
- Eco-Roof.** Also known as Green Roof. A roof that has been constructed with an impermeable barrier, overlain with a layer of planting media (such as soil or other) and vegetation, with the purpose of slowing and filtering stormwater, insulating the building, and reducing the urban heat-island effect.
- Fore-Court.** An open area in front of a building's main entrance.
- Floor Area.** The gross area, under roof, of all of the habitable floors of a building, measured from the interior of exterior walls, excluding only space devoted to off-street parking or loading and excluding basement area.
- Green Street.** A street that incorporates Green Development Practices within or adjacent to the right-of-way to treat, retain, and infiltrate stormwater runoff. Green Street section and design standards are included in the City of Gresham's Public Works Standards for each street classification. Green Streets typically use rain gardens, stormwater planters, or porous pavement to manage stormwater runoff.
- Ground Floor Height.** The vertical distance from the upper surface of the ground floor to the upper surface of the floor immediately above. (See also Story).
- Light Cut-off.** An outdoor lighting fixture designed to direct light (usually downward) and prevent light from being emitted outside the area intended for lighting.
- Lintel.** A horizontal structural beam above an opening, such as a window or door that may be expressed

externally as an architectural feature.

**Live-work.** A live-work unit is a structure that combines a limited office, retail service, and/or business service use with a residential living space. The commercial space may be used by anyone residing at the unit and by no more than two non-resident employees.

**Massing, Building.** The mass or bulkiness of a building is its three-dimensional form, and its relationship to exterior spaces.

**Modulation, Building.** Design technique that breaks the massing of large buildings down into smaller units by providing varying depths for exterior walls.

- Vertical modulation. Used to make large buildings appear to be an aggregate of smaller elements or to add visual relief to long stretches of facades. Techniques can include the use of architectural features, setbacks or varying rooflines.
- Horizontal Modulation. Used to reduce the apparent mass of multi-story buildings and provide continuity at the ground level of a large building. Building facades can be divided with horizontal elements so that the façade appears less massive than those with sheer, flat surfaces. Techniques can include step-backs, balconies, and roof treatment.

**Mural.** A painting applied to a wall surface that will be reviewed and approved for artistic merit by an arts reviewing body designated by the City.

**Outdoor Sales Display.** An outdoor arrangement of objects, items, products, or other materials that is capable of rearrangement, is not in a fixed position and which is designed and used for the purpose of sales. An outdoor sales display does not exceed 15% of the ground floor area of the building(s) on the site or a maximum of 1,000 square feet, whichever is less. An outdoor sales display also does not remain outdoors for more than 24 hours and maintains an accessible pathway as defined in the Building Code.

**Outdoor Storage.** The keeping of materials or goods associated with the rental, distribution, wholesale, manufacturing, processing or repair of equipment or supplies in the same outdoor place for more than 24 hours.

**Plinth.** The base or platform upon which a wall, column, pedestal, statue, monument, or structure rests.

**Pervious Paving.** Also known as porous pavement or permeable paving. A paving method for paved areas such as roads, parking lots and walkways that allows the movement of water and air through the paving material. Pervious materials allow precipitation to percolate through areas that would traditionally be impervious and instead infiltrates the stormwater through to the soil below. Examples include: porous asphalt, concrete, paving stones, bricks, or paver systems that lock together but include small gaps to allow water to pass between the pavers.

**Portico.** A covered walkway or major porch with columns on at least one side; a covered colonnade.

**Rain Garden.** A shallow landscaped basin that accepts stormwater runoff from rooftops, parking lots, streets, or other impervious surfaces, with the purpose of storing and filtering or infiltrating the water into the ground.

**Roof.** A structural covering over any portion of a building or structure including projections beyond the walls or supports of the building or structure.

- Roof, Butterfly. A roof where planes are designed so the middle of the roof is lower and the outer edges are higher..
- Roof, Gable. A roof identified by the straight slope falling from ridge to eave, creating a peak or triangle on the side or front façade. Gabled structures have rakes on the gable facades and eaves on the non-gabled facades.
- Roof, Hipped. A roof that that slopes on all sides up to a peak or ridge.
- Roof, Shed: A roof having only one sloping plane..

**Scoring.** A technique used to divide a sidewalk area by patterning grooves in the concrete for aesthetics or to control cracking.

**Stormwater Planter.** A rain garden with structural side walls constructed of concrete, steel, or other durable building material.

**Sun Screen/Sun Shade.** Attached projecting, architectural feature designed to provide shading from the sun. A sun screen/sun shade is a rigid structure and can add a decorative element to building design, but provides a functional energy conservation benefit to the building by deflecting solar heating away from building windows or walls. See also canopy.

**Transom Window.** A window above a door that is usually hinged to a horizontal crosspiece over the door.

**Visible Transmittance.** The amount of light that passes through a glazing material.

**Xeriscaping.** A landscaping method that utilizes water-conserving techniques, such as the use of drought-tolerant plants and efficient irrigation.